

§267-79. Mobile Home Subdivision (MHS).

A. Eligibility. A MHS shall be at least 5 acres and located in an R3 or R4 District.

B. Development standards.

(1) Permitted uses.

(a) This project may include mobile homes but shall not include recreational vehicles or travel trailers.

[1] The mobile home unit shall be placed on a permanent foundation unpierced, except for required ventilation and access. Installation shall include a positive surface water drainage away from each unit.

[2] All wheels, axles, transporting lights and removable towing apparatus shall be removed from each unit prior to occupancy.

(2) Site design.

(a) All dwelling units shall be sited with regard to the topography, soils and natural features of the parcel.

(b) All dwelling units shall be sited to promote privacy and ensure natural light for all principal rooms.

(c) No structure shall be less than 50 feet from the property lines of the project. A "Type C" buffer shall be provided along all property lines at the periphery of the project, pursuant to §267-30 (Buffer yards).

(d) A landscaping plan shall be submitted in accordance with §267-29 (Landscaping).

(3) Vehicular circulation. The project roads shall be designed to provide a logical road network adequate for internal movement.

(4) Parking.

(a) There shall be 2 parking spaces, measuring at least 9 x 18 feet, for each dwelling unit.

(b) The required parking spaces may be located within the required front yard area of individual lots. If group parking areas are used, these areas shall be arranged so as to prevent through traffic to other parking areas and shall be screened from adjacent projects and public roads.

(5) Open space. The open space shall be generally continuous, accessible to the residents and protective of natural features. The following open space requirements shall be met:

(a) Open space shall be provided as follows:

District	Minimum Open Space (percentage of parcel area)
R3	15%
R4	20%

(b) All open space shall be provided pursuant to §267-31 (Open Space).

(6) Recreational facilities. Adequate recreational facilities shall be provided in each phase of development to meet the needs of the residents.

C. Density and lot characteristics.

(1) Conventional development. The density, lot sizes and design requirements for a mobile home subdivision shall be those permitted for a conventional development of single-family detached dwellings in the zoning district in which the project is located.