

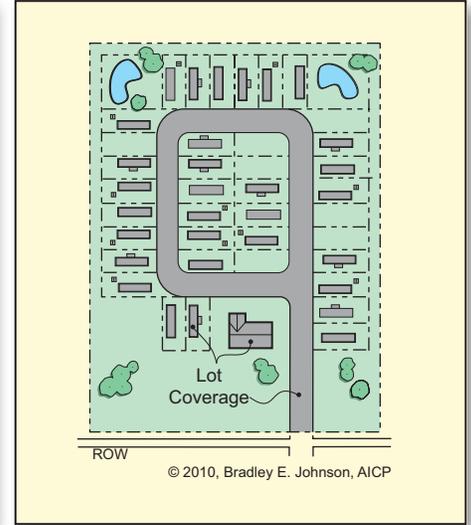
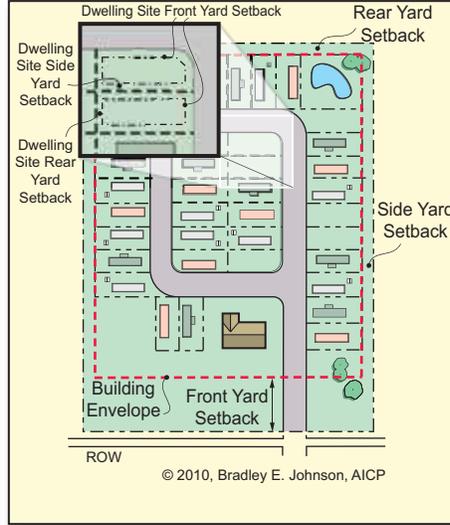
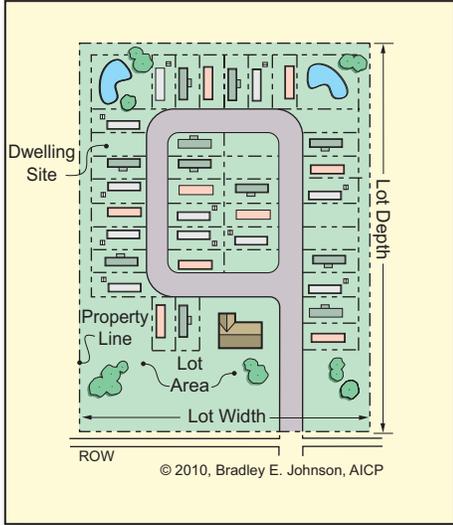
# Manufactured Home Park (MP) District

## 2.19 MP District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p>The MP (Manufactured Home Park) District is intended to be used as follows:</p> <p><b>Use Type and Intensity</b></p> <ul style="list-style-type: none"> <li>• Medium to high intensity lease-lot housing developments</li> <li>• State licensed mobile home parks</li> </ul> <p><b>Application of MP District</b></p> <ul style="list-style-type: none"> <li>• Existing and new development</li> <li>• Small area zoning</li> </ul> <p><b>Development Standards</b></p> <ul style="list-style-type: none"> <li>• Enact stringent development standards to protect the quality of life of tenants and surrounding zoning districts.</li> </ul> <p><b>Appropriate Adjacent Zoning Districts</b></p> <ul style="list-style-type: none"> <li>• PR, AG, R3, M1, M2, MP, IS, NC, and LC</li> </ul> <p><b>Plan Commission</b></p> <ul style="list-style-type: none"> <li>• Use the MP District for existing developments and with sensitivity for new residential development</li> </ul> <p><b>Board of Zoning Appeals</b></p> <ul style="list-style-type: none"> <li>• Allow a special exception use only when it is compatible with the surrounding residential areas</li> </ul>	<p><b>Accessory Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• home business (type 1)</li> <li>• small wind turbine system</li> </ul> <p><b>Residential Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• dwelling, mobile home</li> <li>• manufactured home park</li> <li>• retirement community</li> </ul>	<p><b>Residential Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>• dwelling, single-family detached</li> </ul>

# Manufactured Home Park (MP) District

## 2.20 MP District Development Standards



**Minimum Lot Area**

- 5 acres

**Minimum Lot Width**

- 250 feet

**Minimum Front Yard Setback**

- 40 feet to any dwelling site, or primary or accessory structure

**Minimum Side Yard Setback**

- 20 feet to any dwelling site, or primary or accessory structure

**Minimum Rear Yard Setback**

- 20 feet to any dwelling site, or primary or accessory structure

**Sewer and Water**

- Sanitary sewer and water utility required

**Minimum Dwelling Site Area**

- 3,000 square feet

**Minimum Dwelling Site Width**

- 30 feet

**Minimum Dwelling Site Front Yard Setback**

- 10 feet from edge of pavement of interior streets

**Minimum Dwelling Site Side Yard Setback**

- 5 feet for primary or accessory structure

**Minimum Dwelling Site Rear Yard Setback**

- 5 feet for primary or accessory structure

**Maximum Lot Coverage**

- 65% of lot area

**Minimum Dwelling Unit Size**

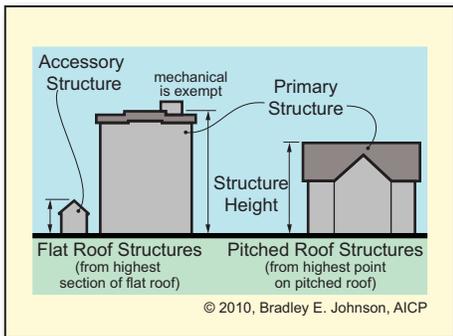
- 860 square feet

**Maximum Density**

- 9 units per acre

**Maximum Primary Structures**

- 1 per dwelling site



**Maximum Structure Height**

- 25 feet for primary structure
- 20 feet for accessory structure

**Additional Development Standards that Apply**

<b>Accessory Structure</b>	<b>Landscaping</b>	<b>Signs</b>
• AS-01 ..... 5-6	• LA-01 ..... 5-37	• SI-01 ..... 5-68
• AS-05 ..... 5-10	• LA-02 ..... 5-38	• SI-04 ..... 5-73
<b>Density and Intensity</b>	• LA-05 ..... 5-39	<b>Special Exception</b>
• DI-01 ..... 5-16	• LA-07 ..... 5-40	• SE-01 ..... 5-97
<b>Driveway</b>	• LA-08 ..... 5-41	<b>Storage Tank</b>
• DW-01 ..... 5-17	<b>Lighting</b>	• SR-01 ..... 5-98
• DW-04 ..... 5-20	• LT-01 ..... 5-43	<b>Structure</b>
<b>Environmental</b>	<b>Lot</b>	• ST-01 ..... 5-99
• EN-01 ..... 5-21	• LO-01 ..... 5-45	<b>Temporary Use</b>
<b>Fence and Wall</b>	<b>Mobile Homes</b>	• TU-01 ..... 5-102
• FW-01 ..... 5-22	• MH-01 ..... 5-46	<b>Trash Receptacle</b>
• FW-05 ..... 5-24	<b>Outdoor Storage</b>	• TR-01 ..... 5-105
<b>Floodplain</b>	• OS-01 ..... 5-51	<b>Vision Clearance</b>
• FP-01 ..... 5-26	<b>Parking</b>	• VC-01 ..... 5-106
<b>Floor Area</b>	• PK-01 ..... 5-53	<b>Wind Turbine System</b>
• FA-01 ..... 5-27	• PK-05 ..... 5-54	• WT-01 ..... 5-107
<b>Height</b>	<b>Performance</b>	
• HT-01 ..... 5-28	• PF-01 ..... 5-61	
<b>Home Business</b>	<b>Public Improvement</b>	
• HB-01 ..... 5-29	• PI-01 ..... 5-62	
<b>Keeping of Animals</b>	<b>Setback</b>	
• KA-02 ..... 5-33	• SB-01 ..... 5-64	
	<b>Sewer and Water</b>	
	• SW-01 ..... 5-66	