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R-3: MANUFACTURED HOUSING RESIDENTIAL DISTRICT

The purpose of this district is to provide for high density residential areas in the City that may be developed for all types of manufactured housing and support facilities.

6.01 Permitted Uses

Permitted Use	Applicable Standards
Manufactured home in licensed manufactured home park	12.13, 12.02, 12.03, 12.04, 12.06, 12.11 Municipal code regulations regarding manufactured home parks.
Neighborhood utility	12.02
Public park	12.02, 12.06
Public service facility	12.02, 12.04, 12.06, 12.11
Accessory use and buildings (i.e. garage, shed)	12.02, 12.03 <i>(see definition)</i>

6.02 Conditional Uses

Conditional Use	Applicable Standards
Manufactured Homes	12.13, 12.02, 12.03, 12.04, 12.06, 12.11, 19.01
Church	12.02, 12.04, 12.11, 19.01 One freestanding sign as allowed within 12.06.
School	12.02, 12.04, 12.11, 19.01 One freestanding sign as allowed within 12.06
Group day care	19.01

Conditional Use	Applicable Standards
Group home	19.01
Campground	12.02, 12.04, 12.11, 19.01 No more than two (2) lots within a licensed manufactured home park may be designated for use as a campground. Must be supplied with city water and sanitary sewer services. Occupancy of such lots shall not be for periods of less than 30 days or longer than 180 days. One freestanding sign as allowed within 12.06
Utility substation	12.11, 12.02, 19.01 An opaque screen, six feet in height, located at all setback lines.
Home occupation	12.12, 19.01

6.03 Lot and Yard Regulations

All measurements shall be taken from the lot line to the building line (see definitions). A parking lot is not included as a portion of a side yard or rear yard (see 12.04).

1. Each manufactured home park shall be at least five (5) acres.
2. The licensed manufactured home park shall be surrounded by a landscaped area 25 feet wide along all public streets and all manufactured home park boundaries.
3. The entrance to the manufactured home park shall be allowed one freestanding sign as allowed for specified uses in 12.06.

	Minimum Lot Area (SF)	Minimum Lot Width (ft)	Front Yard (ft)	Side Yard (ft)	Rear Yard (ft)	Maximum Height (ft)
All Uses	6,000	60	25 see #2, #3	10 see #2, #3	20	35

Exception

- #1 See also Adjustment to Yard Regulations (Chapter 13) and Non-Conforming and Non-Standard Uses (Chapter 14) for other specific exceptions.
- #2 There shall be a required front yard on each street side of a double frontage lot. There shall be a required front yard on each street side of a corner lot.
- #3 One required front yard may be reduced to 20 feet on corner lots.