

ARTICLE IX - RESIDENCE R-4 DISTRICT

900-PURPOSE - The purpose of the Mobile Home Park District, R-4, is to encourage the development of mobile homes in a well-planned environment.

901-PERMITTED USES -After obtaining a valid zoning certificate in accordance with the provisions of these regulations, the following uses are permitted:

1. Mobile Home Parks and their accessory uses.

902-GENERAL REQUIREMENTS -

AREA AND FRONTAGE -No mobile home park shall be permitted on a tract of land having a total area of less than ten (10) acres, nor a maximum area of twenty (20) acres, and a frontage of no less than one hundred (100) feet.

MOBILE HOME LOT - Each mobile home lot shall be no less than 4,500 square feet, and each mobile home lot shall be developed with a mobile home stand of no less than five (5) feet from the mobile home lot boundary.

FRONT YARD -No mobile home or other permitted structure shall be placed closer than fifty (50) feet to a front or side street property line.

SIDE AND REAR YARD -A side yard on each side and a rear yard of no less than twenty (20) feet shall be provided around the edge of the mobile home park. Such yards shall not be occupied by or included as part of an individual mobile home lot.

BUFFERING - All areas surrounding a mobile home park shall be properly landscaped with grass, evergreen ground cover, trees, and hardy shrubs, and/or other similar vegetation, and shall be maintained in good condition.

Where the mobile home park is located adjacent to, faces, or adjoins a residential district, those boundaries shall be effectively screened by an acceptably designed wall, fence or evergreen plating screen (in addition to the landscaping requirements described above).

903-ACCESSORY USES - Within a mobile home park development, the following accessory uses and buildings shall be permitted:

1. A permanent dwelling for one (1) family, office and maintenance facilities for operation of the mobile home park;
2. Mobile homes offered for sale by the operator of the Mobile Home Park, provided no more than three (3) mobile homes are displayed, said mobile homes to be displayed in accordance with the front and side street requirements of the development;
3. Recreation facilities for residents of the mobile home park;
4. Garages, carports and accessory buildings, provided they are placed no closer than fifty (50) feet to a front or side street property line, or fifteen (15) feet to a side or rear property line.

904-RECREATION AREA -A minimum of five percent (5%) of the total land area of the mobile home park shall be reserved for recreation area for the use of the residents within the mobile home park.

905-OTHER REGULATIONS -

1. Unless otherwise stated herein, requirements concerning house trailer lots, streets, driveways, walkways, and parking must conform to the latest state regulations on House Trailer Parks;
2. Prior to the development of a Mobile Home Park, a development plan of the Mobile Home Park shall be filed with the office of the Township Zoning Inspector. It shall be further required that a zoning permit be secured for each mobile home stand prior to its installation, and for all permitted structures and uses within the Mobile Home Park.