

MANUFACTURED HOME – MH

Residential District

Adoption Date: Final
Print Date: July 1, 2016

Purpose:

The MH district provides a safe, attractive, and functional environment for “parks” and subdivisions specifically intended for mobile and/or manufactured homes. Development within this district is generally served by public sanitary sewer and water services, and roadways with an urban cross section (e.g., curbs, storm sewer). The roadway, sewer, and water networks within each Mobile Home Community are to be privately owned, except where otherwise approved by the Village. The MH district is intended for portions of areas planned for multiple family residential development or neighborhood development, within the Comprehensive Plan, at the Village’s discretion. (Predecessor district: none)

Permitted Uses:

Primary Uses:

- Single Family Detached Residence
- Community Garden
- Mobile Home Community
- Passive Outdoor Public Recreation
- Public Service or Utility

Accessory Uses

- Detached Accessory Unit (residential use)
- Small Exterior Communication Device
- Geothermal Energy System
- Small Wind Energy System
- Small Solar Energy System

Conditional Uses:

Primary Uses:

- Active Outdoor Public Recreational
- Personal Storage Facilities
- Off-site Parking
- Communications Tower

Accessory Uses:

- Family Day Care Home (4-8 children)
- Intermediate Day Care Home (9-15 children)
- Home Occupation
- Large Exterior Communication Device
- Private Lake (Pond)
- Donation Drop Off Box/Vending Machine

Temporary Uses:

- Garage, Yard, Estate and In-Home Sale
- Temporary Outdoor Sales
- Outdoor Assembly or Special Event
- Contractor’s Project Office
- Contractor’s On-site Equipment Storage Facility
- Relocatable Building
- On-site Real Estate Sales Office
- Temporary Portable Storage Container
- Temporary Shelter

Definitions:

Permitted Use: Land uses listed as permitted uses are permitted by right, subject to all applicable requirements of this Chapter and all other applicable regulations.

Conditional Use: Land uses listed as conditional uses are allowed only with a conditional use permit, subject to all applicable requirements of this Chapter and all other applicable regulations.

Temporary Use: Temporary land uses are allowed on a temporary basis subject to temporary use approval requirements in Section 94.13.07.

Unlisted Use: Authorization may be granted by the Zoning Administrator. Please see Section 94.3.02(3) for more details.

Dimensions and Density Standards:

| Minimum Lot Size | Minimum Lot Width (ft) ^a | Minimum Public Street Frontage (ft) | Maximum Total Building Coverage | Minimum Accessory Structure Floor Area (sf) ^b | Minimum Landscape Surface Ratio (LSR) |
|------------------------------------------|-------------------------------------|-------------------------------------|---------------------------------|----------------------------------------------------------|---------------------------------------|
| 5,000 ft ² /home ^c | 50 | N/A | 40% | 350 | 30% |

^a Minimum Lot Width shall be measured at the front of the building.

^b Maximum Accessory Structure floor area may be increased by site plan approval under Section 94.16.09 and per the standards in Section 94.4.09(2).

^c Total area of each “Manufactured Home Community” shall be a minimum of 10 acres.

| Minimum Setbacks (ft) ^b | | | | | | | | Minimum Principal Building Separation (ft) | Maximum Building Height | | | |
|----------------------------------------------------------|--------------------------|---------------|------|------------------------------------------|------|-----------------------|------------------------------|--------------------------------------------|-------------------------|--------|--------------------|--------|
| Principal Residential Building including Attached Garage | | | | Detached Accessory Building ^a | | Pavement ^d | | | Principal Building | | Accessory Building | |
| Front ^a | Street Side ^a | Interior Side | Rear | Interior Side ^c | Rear | Interior Side or Rear | Front or Street ^a | | Feet | Floors | Feet | Floors |
| 20 ^g | 20 ^g | 8 | 12 | 5 | 5 | 6 | 10 | 10 | 20 | 1 | 15 | 1 |

^a See Section 94.4.09(2) for standards related to detached accessory buildings located within front yard areas, minimum separation requirements associated with detached accessory buildings and other standards associated with detached accessory structures.

^b Additional setbacks may be required along zoning district boundaries for bufferyards, if required for the particular land use under Article 4 or Section 94.11.02(3)(d).

^c Minimum street side yard setbacks are equal to the minimum street side yard setbacks for principal structure.

^d Includes all gravel and hard surfaces as defined in Section 94.17.04, along with recreational vehicles. This setback excludes intrusions required for driveway entrances and permitted or required for cross access driveways and pedestrian ways; shared driveways; and shared parking lots.

^g A minimum 100-foot buffer must be provided around the perimeter of each “Manufactured Home Community.”

Signs:

| On Building | Freestanding | Maximum Number of Signs |
|---------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------|
| Type: Wall Sign Max Area: 32 ft ² Max | Type: Monument or Arm/Post Max Area: 6 ft ² Max Height: 6 ft | ONE On Building sign or Freestanding sign per lot |

***If any discrepancies exist between this document and Chapter 520 of the Municipal Code (Zoning Code), the language of Chapter 520 of the Municipal Code shall prevail. This document is designed as a convenience and all information shall be corroborated with Chapter 520 of the Municipal Code.**

