

CHAPTER 17.32. R-5: MOBILE/MANUFACTURED HOME PARK DISTRICT

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17321 Purpose. The purpose of this district is to promote the health, safety, and welfare of the inhabitants of the city through the regulation of the location, planning, design, layout, construction, and operation of licensed manufactured home parks and the placement and use of manufactured homes therein, which by reason of their design and location shall be compatible with neighboring zoning districts.

17322 Permitted Uses. Lots or buildings in the R-5 District may be used for one (1) of the following principal purposes only:

- A. Public park, playground, trails, or swimmingpool.
- B. Undeveloped land.

17323 Conditional Uses. One (1) of the following principal land uses may be allowed after review and approval of a conditional use permit by the Board of Adjustment:

- A. Elementary school; middle or high school; or a combination thereof.
- B. Group home.
- C. House of worship.
- D. Library, museum, and/or site of historic/cultural significance.
- E. Licensed manufactured home park in conformance with Chapter 17.68.07.
- F. Public utility facility.
- G. Vacation rental by owner (VRBO) in conformance with Chapter 17.68.13.

17324 Prohibited Principal Land Uses. Unless authorized pursuant to Chapter 17.08.01(A)(1)(a), all other principal land uses which are not specifically listed above

as either a Permitted or Conditional Use shall be prohibited in the R-5 District.

- 17325 Accessory Buildings, Structures, and Land Uses.** Accessory buildings, structures, and land uses within the R-5 District shall be regulated in conformance with the provisions of Chapter 17.68.01.
- 17326 Home Occupations.** Home occupations within the R-5 District shall be regulated in conformance with the provisions of Chapter 17.68.03.
- 17327 Fence Regulations.** Fences within the R-5 District shall be regulated in conformance with the provisions of Chapter 17.68.02.
- 17328 Off-Street Parking Regulations.** Off-street parking within the R-5 District shall be regulated in conformance with the provisions of Chapter 17.68.09.
- 17329 Sign Regulations.** Signs within the R-5 District shall be regulated in conformance with the provisions of Chapters 17.68.08.
- 173210 Lot Area, Yard, and Structure Height Regulations.** The maximum building height, minimum lot area, minimum lot width, and setback requirements within the R-5 District shall be as follows:

	Minimum Lot Area	Minimum Lot Width	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Maximum Structure Height
Licensed Manufactured Home Parks	See Chapter 17.68.07					
All other uses	NA see #1	NA see #1	30 ft. see #1	5 ft. see #1	25 ft. see #1	35 ft. see #1

Exceptions

- #1 Unless an alternative lot size, lot width, setbacks, and/or structure heights are required by the granting of a conditional use permit.
- #2 One (1) required front yard may be reduced to twenty-five (25) feet on corner lots.
- #3 See also Adjustments to Yard Regulations (Chapter 17.72) and Non-Conforming Uses and Non-Standard Lots (Chapter 17.76) for other specific exceptions.

- 173211 Maximum Ground Coverage (Impervious Surfaces).** The sum total of the ground area covered by all structures including, but not limited to, patios, driveways, sidewalks, off-street parking, or other water impermeable structures shall not exceed

seventy-five percent (75%) of the lot on which the structures are located within the R-5 District.