

65.41 R-6 MOBILE HOME PARK DISTRICT.

1. Purpose. This district is intended to provide for certain medium density residential areas in the City, now developed as mobile home parks, which, by reason of their design and location, are compatible with surrounding residential areas and areas of the City where similar development seems likely to occur. This district has useful application as a transition zone between shopping areas and residential areas and is normally located along thoroughfares where direct access to the site is available.

2. Permitted Uses.

- A. Mobile homes located in an approved mobile home park.
- B. Home occupations.

3. Accessory Uses.

- A. Private garages.
- B. The raising and keeping of animals is prohibited on a commercial basis.
- C. Private recreational facilities.
- D. Temporary buildings for such use incidental to construction work. Such buildings shall be removed upon completion or abandonment of the construction work.

4. Conditional Uses. The following conditional uses may be allowed by the Board of Adjustment subject to the requirements of this and all other City ordinances and in accordance with the Comprehensive Plan of the City.

- A. Public or private utility substations, relay stations, etc.
- B. Nursery schools.
- C. Churches or accessory facilities (on or off site).
- D. Home occupations in accessory buildings.

5. Mobile Home Park Plan. Each petition for a change to the R-6 zoning classification shall be accompanied by a mobile home park plan. Said plan shall show each mobile home space, the water, electrical and sewer lines servicing each mobile home space, the location of garbage receptacles, water hydrants, service buildings, driveways, walkways, recreational areas, required yards, existing and proposed grading, parking facilities, lighting, landscaping, and the location of existing trees, buildings or other significant features. Each mobile home park shall be equipped with a storm shelter determined by emergency management. The required plan shall be considered by the Planning and Zoning Commission and Council, who may approve or disapprove said plan or require such changes thereto, as are deemed necessary.

6. Lot Area, Frontage and Yard Requirements.

| | Single Units | Double Wide Units |
|----------|---------------------|--------------------------|
| Lot area | 4,000 square feet | 4,200 square feet |

| | | |
|---|---------|---------|
| Lot frontage | NA | NA |
| Front yard depth | 20 feet | 20 feet |
| Side yard (least width on any one side) | 10 feet | 10 feet |
| Width (minimum sum of both side yards) | 20 feet | 20 feet |
| Rear yard depths | 20 feet | 20 feet |

7. Additional Requirements.

A. Each mobile home site shall be provided with a stand or pad consisting of a reinforced, four-inch, poured Portland cement concrete apron not less than eight feet wide and 45 feet long and paved outdoor patio of at least 180 square feet located at the main entrance to the mobile home.

B. No mobile home shall be located within five feet of any driveway or parking space or less than 30 feet from the side or rear lot lines of the mobile home park.

C. Tie-downs or anchors shall be provided on every mobile home stand. Each tie-down or anchor must be able to sustain a minimum tensile strength as required by the State of Iowa.

D. Skirting of a permanent-type material and construction shall be installed within 90 days to enclose the open space between the bottom of a mobile home floor and the grade level of the mobile home stand. The skirting shall be maintained in an attractive manner consistent with the exterior of the mobile home and to preserve the appearance of the mobile home park.

E. Sewer and water facilities shall be provided for each mobile home park space in accordance with requirements of the Iowa Department of Health. All mobile home developments must be connected to the municipal water system. All electrical and telephone lines shall be placed underground.

F. The entrance road connecting the park streets with a public street shall have a minimum road pavement width of 31 feet, measured back to back of curbs. All minimum street widths in mobile home parks shall be approved as private streets and further comply with the following:

G. Each unit will provide two off-street parking spaces.

Parallel parking on one side:

one-way traffic streets – 20 feet minimum

two-way traffic streets – 30 feet minimum

Parallel parking on both sides:

one-way traffic streets – 26 feet minimum

two-way traffic streets – 36 feet minimum