

#### **165.41 SPECIAL PERMIT USES.**

The Board of Adjustment may, by special permit after public hearing, authorize the location of any of the following buildings or uses in any district in which they are otherwise prohibited by this Zoning Ordinance. Notice of time and place of hearing shall be given to all affected property owners at least 10 days in advance of hearing by placing notices in the United States mail:

1. Any public building erected and used by any department of the City, Township, County, State or Federal Government for maintenance or storage;
2. Airport or landing field;
3. Homes for the aged, nursing homes, nonprofit fraternal institutions provided they are used solely for fraternal purposes, and institutions of an educational, religious, philanthropic or charitable character; provided that the building shall be set back from all yard lines a distance of not less than two feet for each foot of building height but not less than the yard requirements for the district in which located;
4. Mobile home parks are subject to the minimum development requirements as follows:
  - A. Park.
    - (1) Front yard (to be measured from all streets on which park abuts): 50 feet;
    - (2) Side yard: 35 feet;
    - (3) Rear yard: 35 feet;
    - (4) Area: two acres;
    - (5) Drives: 25 feet in width surfaced with asphaltic or Portland cement concrete;
    - (6) Sanitary Facilities: connection with the municipal sewer system or adequate private sewage disposal facilities;
  - B. Mobile Home Spaces.
    - (1) Space size: 50 feet by 80 feet;
    - (2) Space area: 4,000 square feet;
    - (3) Off-drive parking: one parking space for each mobile home space;
    - (4) Front yard: 15 feet;
    - (5) Rear yard: 10 feet;
    - (6) Side yard: 5 feet.
5. Multiple dwellings, except in the M District, containing three or more dwelling units, provided the minimum lot area per dwelling unit shall be as follows:
  - A. With public sewer and water, 4,000 square feet per dwelling unit;
  - B. With public water and septic tanks, 6,000 square feet per dwelling unit;
  - C. With private well and septic tanks, 10,000 square feet per dwelling unit.
6. Preschools;
7. Public cemetery;
8. Dwelling and property occupations.

Special permits for any of the buildings or uses specified in this chapter shall be by the Board of Adjustment, which shall consider the effect of such proposed building or use upon the character of the neighborhood, traffic conditions, public utility facilities and other matters pertaining to the general welfare. Procedures of the Board of Adjustment for exceptions under this Zoning Ordinance shall be as set out in Section 165.22(2)(C).