

ARTICLE X

Section 1. "MH" Manufactured Home District

A. Intent and Purpose of District: It is intended that this district be established to permit manufactured homes on approved permanent foundations where a lot or a group of lots are owned by the manufactured home owner.

B. District Regulations: In District "M-H", no building shall be used and no building or structure shall be erected, altered or enlarged, which is intended for other than one of the uses listed in Section C of this Ordinance.

C. Use Regulations:

1. Manufactured homes on permanent foundations bearing a label certifying that it was built in compliance with National Manufactured Home Construction and Safety Standards promulgated by the U. S. Department of Housing and Urban Development. Mobile homes or Manufactured Homes built 20 years prior to the date of application to install do not qualify.
2. Community recreation areas and buildings.
3. Schools: Public or parochial elementary, middle schools, high schools, and private with a recognized equivalent curriculum.
4. Churches and similar places of worship and parish homes.
5. *Accessory* uses customarily incidental to the principal use.
6. The following uses may be allowed by special use permit when submitted, reviewed and approved by the Board of Zoning Appeals.
 - (a) Home Occupations
 - (b) Day Care Homes

D. Intensity of Use Regulations:

1. A tract of land for a manufactured home district shall not be less than five (5) acres in area.
2. A manufactured home in a manufactured home district may be located on a lot with no less than 5,000 square feet.
3. A manufactured home and *accessory* uses shall not cover more than forty (40) percent of the lot.
4. No manufactured home shall exceed thirty-five (35) feet in height.
5. No *accessory* building shall exceed the height of the principal structure in any manufactured home district.

E. Yard Regulations:

1. Front Yard

- (a) There shall be a front yard having a depth of no less than twenty-five (25) feet, except as required in other sections of this ordinance.
- (b) Where lots have double frontage, the required front yard shall be on both streets.

2. Side Yard

- (a) There shall be a side yard of no less than five (5) feet except, on corner lots the side yard shall be a minimum of twenty (20) feet.

3. Rear Yard:

- (a) There shall be a rear yard having a depth of no less than twenty (20) feet.