

MH-8	PERMITTED USES		
	principal uses	accessory uses	special use permit
<p><b>Mobile Home MH-8</b></p> <p>This district is intended as a moderate density residential district for mobile homes at a density of 8 units per acre.</p> <p>In addition to the regulations here set forth, all mobile homes must also conform to the mobile home regulations found in Section 17.07.00.</p>	<ol style="list-style-type: none"> <li>1. individual mobile homes</li> <li>2. home occupations as defined in Sec. 17.06.705</li> <li>3. essential services (underground)</li> <li>4. civic administrative offices</li> <li>5. single family detached housing.</li> <li>6. neighborhood recreation</li> <li>7. public recreation</li> </ol>	<ol style="list-style-type: none"> <li>1. carport, garage and storage structures (attached or detached)</li> <li>2. private recreation facility (enclosed or unenclosed)</li> <li>3. mail room and/or common use room for mobile home park.</li> <li>4. management office</li> <li>5. outside storage when incidental to a mobile home park use.</li> <li>6. temporary construction yard.</li> <li>7. temporary real estate office.</li> <li>8. private unenclosed recreation facility in conjunction with a mobile home park</li> <li>9. Accessory dwelling unit.</li> </ol>	<ol style="list-style-type: none"> <li>1. community assembly</li> <li>2. community education</li> <li>3. community organization</li> <li>4. convenience sales</li> <li>5. essential service (above ground)</li> <li>6. mini-storage facility</li> <li>7. mobile home park</li> <li>8. noncommercial kennel</li> <li>9. religious assembly</li> <li>10. bed &amp; breakfast facility</li> </ol>
SITE PERFORMANCE STANDARDS			
Height	Minimum Lot	Minimum Yard	
<p><b>principal structure</b></p> <p>18.75 feet</p> <p><b>detached carports &amp; garages &amp; other accessory structures</b> with low slope roof (&lt;2 1/2 : 12) : 14 feet</p> <p>with high slope roof (&gt; 2 1/2 : 12) : 18 feet</p> <p><b>other non-residential structures:</b> 45 feet</p>	<p><b>mobile home</b></p> <p><b>5,500 sq. ft.</b> per dwelling unit</p> <p>All buildable lots must have <b>50 feet</b> of frontage on a public street, unless alternative is approved by the City through the normal subdivision procedure. (i.e. cul d'sac and flag lots) or, unless the lot is a valid nonconforming lot</p> <p><b>mobile home park</b></p> <p>3,150 sq. ft. per mobile home space.</p>	<p><b>mobile homes</b></p> <p><b>front:</b> 20 feet from property line</p> <p><b>side, interior</b> ( with alley): 5 feet</p> <p><b>side, interior</b> ( with no alley): one side 10 ft., the other side 5 ft.</p> <p><b>side, street:</b> 10 feet however, garages that access streets must be 20 ft. from property line.</p> <p><b>rear:</b> 15 feet -- 7 1/2 ft. if adjacent to public open space.</p>	<p><b>non-residential uses</b></p> <p>front: 20 feet from property line</p> <p>side, interior: 25 feet</p> <p>side, street: 25 feet</p> <p>rear: 25 feet</p> <p>Extensions into these yards are permitted in accordance with Sec. 17.06.495</p>
<p><b>Landscaping</b></p> <p>individual mobile homes:</p> <p>All front yards shall be landscaped.</p> <p>Street tree plantings are encouraged. (see street tree list -- available from the Urban Forestry Coordinator.)</p> <p>mobile home parks:</p> <p>landscaping is required for all mobile home parks . See planning department for details.</p>	<p><b>Fences</b></p> <p>front yard area: 4 feet</p> <p>side &amp; rear yard area: 6 feet</p> <p>All fences must be on or within the property lines.</p> <p>Higher fence height for game areas may be granted by Special Use Permit.</p>	<p><b>Other</b></p> <p>As a general rule, 5 foot sidewalks with a 5 foot "tree lawn" is required with new construction.</p> <p><b>parking, single family:</b> 2 paved off-street spaces for each unit.</p>	