

Chapter 104-19 Residential Manufactured Home Zone RMH-1-6

<u>Sec</u>	<u>104-19-1</u>	<u>Purpose</u>	<u>And</u>	<u>Intent</u>
<u>Sec</u>	<u>104-19-2</u>	<u>Permitted</u>		<u>Uses</u>
<u>Sec</u>	<u>104-19-3</u>	<u>Conditional</u>		<u>Uses</u>
<u>Sec</u>	<u>104-19-4</u>	<u>Site</u>	<u>Development</u>	<u>Standards</u>
<u>Sec</u>	<u>104-19-5</u>	<u>Special Provisions</u>	<u>For</u>	<u>Manufactured Home Subdivisions</u>
<u>Sec</u>	<u>104-19-6</u>	<u>Sign</u>		<u>Regulations</u>

Sec 104-19-1 Purpose And Intent

The purpose of the RMH-1-6 Zone is to provide appropriate areas for suitable development of manufactured home subdivisions. It is also to ensure that such facilities receive adequate services and blend harmoniously with surrounding residential neighborhoods and other uses.

Sec 104-19-2 Permitted Uses

The following uses are permitted in the Residential Manufactured Home Zone RMH-1-6:

- a. Accessory building incidental to the use of a main building; main building designed or used to accommodate the main use to which the premises are devoted; and accessory uses customarily incidental to a main use.
- b. Manufactured home (double wide or wider) in an approved manufactured home subdivision. A single wide with or without a room expansion or extension is prohibited.)
- c. Temporary building or use incidental to construction work. Such building shall be removed within six months upon completion or abandonment of the construction work.

Sec 104-19-3 Conditional Uses

- a. Manufactured home subdivision in accordance with the site development standards prescribed by the Ogden Valley City Subdivision Ordinance.
- b. Public utility substations.

Sec 104-19-4 Site Development Standards

The following site development standards apply to the Residential Manufactured Home Zone RMH-1-6:

- a. *Minimum area:* Four acres for manufactured home subdivision.
- b. *Minimum lot size:* 6,000 square feet for interior lots; 7,000 square feet for corner lots.
- c. *Minimum lot width:* 60 feet for interior lots. 70 feet for corner lots.
- d. *Minimum yard setbacks.*
 1. Front: 15 feet, except for lots on the periphery of a manufactured home subdivision abutting a different land use. In such cases, a greater setback may be required as part of the conditional use permit review of the subdivision.
 2. Side:
 - a. Manufactured home: five feet each side, from property line to support post of awning ten feet from property line to side of manufactured home. For lots on the periphery of a manufactured subdivision abutting a different land use a greater setback may be required as part of conditional use permit review.
 - b. Accessory building: five feet.
 3. Side facing street on corner lot: 15 feet.
 4. Rear:
 - a. Manufactured home: 15 feet.
 - b. Accessory building: one foot except five feet where accessory building rears on side yard of adjacent lot.
- e. *Lot coverage.* No main structure or accessory structures shall cover more than 60 percent of the lot area.
- f. *Main building height.*
 1. Minimum: one story.
 2. Maximum: one story or 14 feet.
- g. *Accessory building height:* 25 feet, unless meeting requirements of section 108-7-16, Large accessory buildings.

Sec 104-19-5 Special Provisions For Manufactured Home Subdivisions

- a. Each manufactured home must have wheels and tow tongue removed and must be placed on and anchored to a permanent concrete foundation constructed to city standards.

- b. There shall be two off-street parking spaces provided on the same lot with each manufactured home. Said spaces shall be located in an area that could be covered by a carport or within which a garage could legally be built. Required parking spaces may be in tandem but may not be located in the front yard setback.
- c. No manufactured home containing less than 600 square feet of habitable floor area shall be permitted to be located in a manufactured home subdivision.
- d. Each manufactured home shall be skirted either with a plastered concrete foundation, decorative masonry, concrete block, aluminum or a continuation of the facing material of the manufactured home.
- e. A land use permit and a building permit shall be required before a manufactured home is located on a lot in a manufactured home subdivision. Manufactured home shall meet construction standards as defined herein and as specified by the Department of Housing and Urban Development, Mobile Home Construction and Safety Standards.

Sec 104-19-6 Sign Regulations

The height, size and location of the following permitted signs shall be in accordance with the regulations set forth in title 110, chapter 1.

- a. Construction project sign.
- b. Directional sign.
- c. Flat sign.
- d. Freestanding sign.
- e. Temporary sign.
- f. Wall sign.
- g. Nameplates.
- h. Property sign.
- i. Identification.
- j. Service sign.