

Chapter 17.48 – R-6 MANUFACTURED HOME (MOBILE) PARK

17.48.10 – Purpose.

The purpose of the R-6 district is to establish and maintain areas for manufactured homes and/or (mobile) parks and/or recreational vehicle parking, and associated facilities only. Except those which are both compatible with the purpose of the district, no other uses will be allowed in this district.

17.48.20 – Permitted uses.

In an R-6 district, no building, structure, or land use shall be erected or used except for one of the following:

- A. Day care, adult;
- B. Bed and breakfast;
- C. Bed and breakfast, homestay;
- D. Family child care home;
- E. Manufactured homes (mobile);
- F. Overnight camper parks;
- G. Overnight camper parks operated in conjunction with manufactured homes and/or (mobile) parks;
- H. Service buildings and areas operated in conjunction with manufactured homes and/or manufactured home (mobile) parks, such as laundry facilities, mail, managers' offices, recreation facilities, playgrounds, and common clubhouses for use by the residents of the manufactured homes and/or manufactured home (mobile) park;
- I. Neighborhood assembly uses;
- J. Group Home;
- K. Church.

17.48.30 – Conditional uses.

In an R-6 district, conditional uses shall include: other uses compatible with this district, as determined by the commission, with the exception of gaming/gambling uses as defined in this title.

17.48.040 – Minimum standards.

- A. Lot Area. Four thousand square feet for each manufactured home and/or (mobile) space;
- B. Lot Width. Thirty-five feet for each manufactured home (mobile) space;
- C. Yard Requirements.
 - 1. The distance between the edge of pavement of any street and the front or side of a manufactured home (mobile), fifteen feet.

2. Rear yard, five feet,
3. Side yard, five feet,
4. Functional open space, ten percent of the total manufactured home and/or (mobile) park area.