

CHAPTER 17
R-6 MOBILE HOME RESIDENCE DISTRICT

Section 1. Purpose

The provisions set forth in this Chapter, or set forth elsewhere in this Ordinance when referred to in this Chapter, are the district regulations for the R-6 Mobile Home Residence District.

Section 2. Permit Required.

A permit shall be required for any modifications or additions to any mobile home park or lot thereof after the effective date of this ordinance. Approval shall be required by the zoning administrator and the Building Official for any structural alterations or additions to any structure located in an R-6 district.

Section 3. Site Plan Review Requirement.

A site plan shall be submitted, reviewed and approved by the City prior to the issuance of a permit for all development/redevelopment in accordance with Chapter 5 of this Ordinance. It shall be the responsibility of the mobile home park owner to notify lessees or tenants that site approval and permits are required by the City.

Section 4. Permitted Uses.

A building or premises in an R-6 Mobile Home Residence District shall be used only for one or more of the following purposes:

1. Mobile homes.
2. Manufactured homes.
3. Recreational Vehicles (RVs)
4. Home occupations, in compliance with Ch. 4, Sec. 11 of this Ordinance.
5. Parks, playgrounds, recreational uses, and community buildings, all non-commercial.
6. Accessory buildings and accessory uses customarily incidental to any of the above uses.
7. RVs shall be allowed in the R6 District temporarily so long as they conform to the requirements set out in Chapter 30, Temporary RV Parks, Section 2.d-f.

Section 5. Parking Regulations.

Whenever structures are erected or structurally altered, parking spaces shall be provided on the same lot as the principal building in accordance with Chapter 7 of this Ordinance.

Section 6. Height Regulations.

No building shall exceed two and one-half (2 1/2) stories nor shall it exceed twenty-five (25) feet in height except as hereinafter provided.

Section 7. Mobile Home Park Regulations.

Minimum park width, depth, and area: The minimum width and depth of a mobile home park shall be three hundred (300) feet and the minimum total area of the mobile home park shall be ten (10) acres, including one half of the width of any bordering street, except that the minimum area may be one acre where a proposed mobile home park is to be located adjacent to an existing mobile home park, provided the completed park will contain an area of ten (10) acres or more.

Section 8. Approval Standards for Expanded or New Mobile Home Parks.

When an existing mobile home park expands or a new mobile park is proposed, the standards in this Section shall be followed. Prior to renting any lots that are covered by this Section, the mobile home park owner shall meet the standards set forth in this Section. Any existing mobile home park cannot expand without following all procedures contained in this Section and this Chapter of the Ordinance. A new mobile home park shall not be constructed without following all the procedures set forth in this Ordinance. All standards apply only to expansion and new parks and do not apply to the old part of the park.

1. Access from public streets: Access to all mobile home parks shall be from public streets. The number and location of access drives to such streets shall be controlled for traffic safety and protection of surrounding properties, and approved by the City Engineer.
2. Access to individual mobile homes: Access to individual mobile home spaces in a mobile home park shall be from the interior street system of the mobile home park.
3. Interior streets: Interior streets shall be approved by the City Engineer, shall be paved with a minimum thickness of 6 inches, and shall have the following minimum requirements for pavement widths:

<u>Street Type</u>	<u>Minimum Width (feet per lane)</u>
Entrance	12
Collector	11
Minor	10
Parking	8
Cul-de-sac	20

The inside cul-de-sac radius shall be twenty (20) feet.

Example: A two-lane entrance drive with parking on each side would be a minimum of 40 feet wide (8'+12'+12'+8'). A one-way minor street with parking on one side would be a minimum of 18 feet wide (10'+8').

4. Landscaping: The mobile home park shall be surrounded by a landscaped strip of open space clear of any structures, except for conforming signage, on all exterior boundary lines. Along all public street frontage, a landscaping area the distance of the frontage with a depth of 30 feet shall be provided. Along all other boundary lines, a landscaping area the distance of the exterior boundary with a depth of 15 feet shall be provided.
5. Setbacks: No part of any mobile home shall be located less than thirty (30) feet from the exterior boundary of the mobile home park. No part of any mobile home shall be located less than fifty (50) feet from a public street right of way.
6. Common Space and Shelter: A minimum of eight percent (8%) of the total area of the mobile home park shall be devoted to common space for residents. This common area shall be easily accessible to all residents and may include space for a community building and community use facilities such as pools and indoor recreation areas, parks and playgrounds, open space, and other similar uses.

All mobile home parks shall have a structure to provide shelter from tornadoes and other weather related storms. This structure shall either have a basement or shall itself be underground for storm protection. This structure shall be required to have a minimum occupancy ratio of 7 square feet of floor area per each individual lot in the mobile home residence district.

7. Signs: In a mobile home park, one main identification sign shall be permitted with an area not to exceed twenty-five (25) square feet and six (6) feet in height. Freestanding signs must be set back a minimum of ten (10) feet from any property line.
8. Lots: The mobile home park shall be divided into individual lots with identifiable lot pins to all occupants. These lots shall be approved by the City zoning administrator prior to leasing any lots covered under this ordinance. After lots are initially established, the lots may be reconfigured, provided the lot pins are also appropriately relocated. All standards contained in this ordinance shall be followed when lot lines are changed. All lot changes occurring after the initial plotting of lots must be reviewed and approved by zoning administrator.
9. Public easements, grading and surface drainage, storm water sewer, sanitary sewer, water supply system, sidewalks, public telephone, electric, cable and other wire utilities shall be provided in accordance with the Marshalltown Subdivision Ordinance.

Any of the above improvements in a mobile home park shall follow the procedures contained in the Subdivision Ordinance. Guarantees of performance and maintenance under the Subdivision Ordinance shall not be required unless the services are being dedicated to the City. If any services or improvements are dedicated to the City, the performance and maintenance guarantees shall be required.

10. RVs shall be allowed in the R6 District so long as they conform to the requirements set out in Chapter 27, Temporary RV Parks, Section 1.d-g.

Section 9. Individual Lot Bulk Requirements.

Replacement Homes and New Accessory Buildings and Principal Building Additions in Existing Parks

The following requirements apply to all mobile home parks in existence on the effective date of this Chapter. Sufficient water supply improvements shall be in progress within one year of the effective date of this Chapter, and shall be completed within two years of the effective date of this Chapter. The maximum distance allowable between hydrants shall be 500 ft. and adequate pressure shall be provided in conformance with the Uniform Fire Code, and all acts amendatory thereto. Any reconfiguration of lots within an existing mobile home park will require that access roads shall be provided in accordance with the Uniform Fire Code, and all acts amendatory thereto. The following requirements also apply to new accessory buildings and new principal building additions in existing parks.

Front Yard Setback	4 feet minimum setback from lot line.
Side Separation	14 feet minimum separation between any principal buildings. <u>Corner lots:</u> Width of yard on side street line shall not be less than 1/2 the depth of the front yard.
Rear Separation	10 feet minimum separation between any principal buildings.
Accessory Buildings	Accessory buildings shall be located in the side and rear yards provided that a 5-foot minimum separation is maintained between the accessory building and any other structure on the lot and a 6-foot separation is maintained between an accessory building on an adjacent lot. Where there is no accessory building on the adjacent lot, the accessory building shall be located 3 feet from any lot line. Accessory buildings shall not be located in the front yard. Any accessory building shall not exceed 10 feet in sidewall height.

New Home Locations and New Accessory Buildings in New Mobile Home Parks and Expanded Areas

The following requirements apply to individual mobile homes located in a mobile home park developed after the effective date of this Chapter and in expanded areas of existing mobile home parks which are expanded after the effective date of this Chapter.

Front Yard Setback	14 feet minimum from lot line
Side Setback	4 feet minimum each side yard. 15 feet minimum both side yards combined. <u>Corner lots:</u> Width of yard on side street line shall not be less than 1/2 the depth of the front yard.
Rear Setback	10 feet minimum from lot line.
Lot Area per Dwelling Unit	Every lot shall have an area of not less than 5,500 square feet.
Lot Width	55 feet minimum.
Accessory Buildings	Accessory buildings shall be located in the rear half of the lot provided a 5-foot minimum separation is maintained between the accessory building and any other structure on the lot. Accessory buildings shall be set back a minimum of 3 feet from any lot line. Accessory buildings shall not be located in the front yard. Any accessory building shall not exceed 10 feet in sidewall height.

Section 10. Nonconforming Mobile Homes.

The following provisions shall apply to existing mobile home parks within the City of Marshalltown on the effective date of this Chapter:

1. Any nonconforming mobile home which is hereafter damaged by any means to an extent exceeding sixty (60) percent or more of its replacement cost at the time of destruction, exclusive of foundations, shall not be restored or reconstructed for its prior use until it is brought into compliance with the provisions of this chapter within one (1) year of such damage.
2. Nothing in this Chapter shall prohibit the maintenance and repair of nonconforming mobile homes to keep such mobile homes in sound and safe condition, provided no enlargement, extension, alteration, or change shall be made to increase the degree of nonconformity.

CHAPTER 17

R-6 MOBILE HOME RESIDENCE DISTRICT

Section 1. Purpose

The provisions set forth in this Chapter, or set forth elsewhere in this Ordinance when referred to in this Chapter, are the district regulations for the R-6 Mobile Home Residence District.

Section 2. Permit Required.

A permit shall be required for any modifications or additions to any mobile home park or lot thereof after the effective date of this ordinance. Approval shall be required by the Zoning Administrator and the Building Official for any structural alterations or additions to any structure located in an R-6 district.

Section 3. Site Plan Review Requirement.

A site plan shall be submitted, reviewed and approved by the City prior to the issuance of a permit for all development/redevelopment in accordance with Chapter 5 of this Ordinance. It shall be the responsibility of the mobile home park owner to notify lessees or tenants that site approval and permits are required by the City.

Section 4. Permitted Uses.

A building or premises in an R-6 Mobile Home Residence District shall be used only for one or more of the following purposes:

8. Mobile homes.
9. Manufactured homes.
10. Home occupations, in compliance with Chapter 4, Section 10 of this Ordinance.
11. Parks, playgrounds, recreational uses, and community buildings, all non-commercial.
12. Accessory buildings and accessory uses customarily incidental to any of the above uses.

Section 5. Parking Regulations.

Whenever structures are erected or structurally altered, parking spaces shall be provided on the same lot as the principal building in accordance with Chapter 7 of this Ordinance.

Section 6. Height Regulations.

No building shall exceed two and one-half (2 1/2) stories nor shall it exceed twenty-five (25) feet in height except as hereinafter provided.

Section 7. Mobile Home Park Regulations.

Minimum park width, depth, and area: The minimum width and depth of a mobile home park shall be three hundred (300) feet and the minimum total area of the mobile home park shall be ten (10) acres, including one half of the width of any bordering street, except that the minimum area may be one acre where a proposed mobile home park is to be located adjacent to an existing mobile home park, provided the completed park will contain an area of ten (10) acres or more.

Section 8. Approval Standards for Expanded or New Mobile Home Parks.

When an existing mobile home park expands or a new mobile park is proposed, the standards in this Section shall be followed. Prior to renting any lots that are covered by this Section, the mobile home park owner shall meet the standards set forth in this Section. Any existing mobile home park cannot expand without following all procedures contained in this Section and this Chapter of the Ordinance. A new mobile home park shall not be constructed without following all the procedures set forth in this Ordinance. All standards apply only to expansion and new parks and do not apply to the old part of the park.

- 10. Access from public streets: Access to all mobile home parks shall be from public streets. The number and location of access drives to such streets shall be controlled for traffic safety and protection of surrounding properties, and approved by the City Engineer.
- 11. Access to individual mobile homes: Access to individual mobile home spaces in a mobile home park shall be from the interior street system of the mobile home park.
- 12. Interior streets: Interior streets shall be approved by the City Engineer, shall be paved with a minimum thickness of 6 inches, and shall have the following minimum requirements for pavement widths:

<u>Street Type</u>	<u>Minimum Width (feet per lane)</u>
Entrance	12
Collector	11
Minor	10
Parking	8
Cul-de-sac	20

The inside cul-de-sac radius shall be twenty (20) feet.

Example: A two-lane entrance drive with parking on each side would be a minimum of 40 feet wide (8'+12'+12'+8'). A one-way minor street with parking on one side would be a minimum of 18 feet wide (10'+8').

- 13. Landscaping: The mobile home park shall be surrounded by a landscaped strip of open space clear of any structures, except for conforming signage, on all exterior boundary lines. Along all public street frontage, a landscaping area the distance of the frontage with a depth of 30 feet shall be provided. Along all other boundary lines, a landscaping area the distance of the exterior boundary with a depth of 15 feet shall be provided.
- 14. Setbacks: No part of any mobile home shall be located less than thirty (30) feet from the exterior boundary of the mobile home park. No part of any mobile home shall be located less than fifty (50) feet from a public street right of way.
- 15. Common Space and Shelter: A minimum of eight percent (8%) of the total area of the mobile home park shall be devoted to common space for residents. This common area shall be easily accessible to all residents and may include space for a community building and community use facilities such as pools and indoor recreation areas, parks and playgrounds, open space, and other similar uses.

All mobile home parks shall have a structure to provide shelter from tornadoes and other weather related storms. This structure shall either have a basement or shall itself be underground for storm protection. This structure shall be required to have a minimum occupancy ratio of 7 square feet of floor area per each individual lot in the mobile home residence district.

16. **Signs:** In a mobile home park, one main identification sign shall be permitted with an area not to exceed twenty-five (25) square feet and six (6) feet in height. Freestanding signs must be set back a minimum of ten (10) feet from any property line.
17. **Lots:** The mobile home park shall be divided into individual lots with identifiable lot pins to all occupants. These lots shall be approved by the City Zoning Administrator prior to leasing any lots covered under this ordinance. After lots are initially established, the lots may be reconfigured, provided the lot pins are also appropriately relocated. All standards contained in this ordinance shall be followed when lot lines are changed. All lot changes occurring after the initial plotting of lots must be reviewed and approved by City staff.
18. Public easements, grading and surface drainage, storm water sewer, sanitary sewer, water supply system, sidewalks, public telephone, electric, cable and other wire utilities shall be provided in accordance with the Marshalltown Subdivision Ordinance.

Any of the above improvements in a mobile home park shall follow the procedures contained in the Subdivision Ordinance. Guarantees of performance and maintenance under the Subdivision Ordinance shall not be required unless the services are being dedicated to the City. If any services or improvements are dedicated to the City, the performance and maintenance guarantees shall be required.

Section 9. Individual Lot Bulk Requirements.

Replacement Homes and New Accessory Buildings and Principal Building Additions in Existing Parks

The following requirements apply to all mobile home parks in existence on the effective date of this Chapter. Sufficient water supply improvements shall be in progress within one year of the effective date of this Chapter, and shall be completed within two years of the effective date of this Chapter. The maximum distance allowable between hydrants shall be 500 ft. and adequate pressure shall be provided in conformance with the Uniform Fire Code, and all acts amendatory thereto. Any reconfiguration of lots within an existing mobile home park will require that access roads shall be provided in accordance with the Uniform Fire Code, and all acts amendatory thereto. The following requirements also apply to new accessory buildings and new principal building additions in existing parks.