

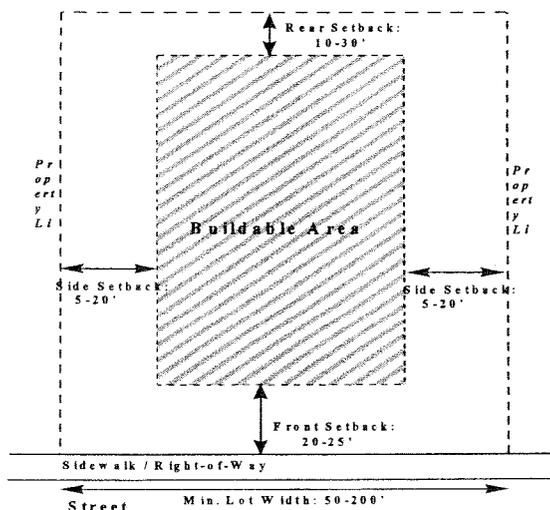
4.5: Manufactured Housing, Residential (R-MH)

4.5.1: Intent

The Manufactured Housing, Residential District (R-MH) is intended to accommodate manufactured housing development in concert with conventional dwellings in planned parks or courts and in areas suited to mixed residential use. It is further intended to foster manufactured housing development as an affordable alternative to other types of housing. Standards for all uses in the district are designed to protect the health, safety, and welfare of the citizens of Clinton.

4.5.2: General

		Lot Size
Minimum Lot Size		5,000 sq. ft. for single family dwellings 2 acres for manufactured housing park
Minimum Lot Width		50 ft. for single family dwellings 60 ft. for non-residential 200 ft. for manufactured housing park
Setbacks		
	Front	25 feet on major streets, 20 ft. for minor street
	Side	5 ft. adjacent to residential uses, 20 ft. adjacent to non-residential units
	Rear	10 ft. adjacent to residential uses, 30 ft. adjacent to non-residential units
Max Height		35 feet
% Maximum Lot Coverage		55%
Distance between additional habitable structure on the same lot		15 feet minimum



4.5.3: Uses

A. Permitted Uses: The following uses are permitted in the R-MH district provided that all specified standards are met.

1. Duplex Residential Building(s)

- a) Up to two (2) units per lot permitted provided that lot size meets the minimum lot area/unit listed in the general requirements

2. Small Multifamily Residential Building(s)

- a) More than two (2) units per lot permitted provided that lot size meets the minimum lot area/unit listed in the general requirements
b) Units may be attached or detached.

3. Civic Building(s)

a) Use List:

- (1) School
- (2) Church
- (3) Park/playground
- (4) Community Hall
- (5) Governmental Services Building

4. Mobile or Manufactured Home(s)

- a) Manufactured homes (mobile homes) shall be limited to residential use.
b) Only one (1) manufactured home is permitted per parcel provided that it meets the following standards: (NOTE: These standards do not apply to non-conforming mobile home parks.)
- (1) A manufactured home must bear a seal certifying that it was built to HUD standards for mobile homes, adopted on June 15, 1976.
 - (2) Pre-owned manufactured homes being placed onto a parcel within the City shall be less than five (5) years old.
 - (3) Exterior siding: Wood, hardboard, vinyl, brick, or aluminum and shall be comparable in composition, appearance, and durability to the exterior siding commonly used in standard residential construction.
 - (4) Roofing Material: Type of shingle that is commonly used in standard residential construction.
 - (5) Minimum Roof Pitch: 3' X 12' roof pitch, or the standard of each manufacturer's equivalent to a 3' X 12' roof pitch.
 - (6) Skirting: Continuous permanent brick foundation or curtain wall of solid and durable material, continuous except for ventilation and access, shall be installed upon a poured concrete footing after placement on the lot, and before occupancy.
 - (7) The tongue, axles, transporting lights, and removable towing apparatus must be removed after placement on the lot and before occupancy.
 - (8) Stairs, porches, entrance platforms, ramps and other means of entrance and exit to and from the home shall be installed or constructed in a manner commonly used in standard residential construction and attached firmly to the primary structure and anchored securely to the ground.
 - (9) A recreational vehicle is not to be considered a manufactured home.
 - (10) Space Numbers: Permanent space numbers shall be provided on each manufactured home space and shall be located so as to be visible from the street or driveway. Signs identifying space locations shall be provided at each street or driveway.
 - (11) License Required: a business license shall be required to the opening or operation of a manufactured home park in the City of Clinton. This license may be revoked by City Council for a violation of this Ordinance or other applicable ordinance and regulations governing the operations of such uses.

B. Prohibited Uses: The following uses shall be prohibited in the R-MH district.

1. Bars or taverns
2. Private clubs
3. Service or gas station
4. Outdoor storage
5. Outdoor business
6. Drive-through restaurant
7. Dry cleaning establishment
8. Sexually Oriented Businesses
9. Cellular Towers
10. Any use not listed as being permitted is prohibited.

4.5.4: Parking

A. General: The following parking requirements shall apply within the R-MH district.

Residential: Two (2) parking spaces per dwelling unit.

B. Landscape Buffers: (For non-residential uses)

1. **Required Landscaping Area:** At least 5' in depth shall be located between the abutting property lines and the parking, loading, or other vehicular use area, except where permitted driveway openings are to be provided.
2. **Required Landscaping Materials**
 - a) One (1) tree shall be planted for each fifty linear feet (50') of the landscaping area and one (1) small maturing tree or shrub of at least three feet (3') in height shall be planted every ten linear feet (10') within the landscape.
3. **Other Requirements:**
 - a) All portions of the landscaping area not planted with shrubs and trees shall be planted in grass and/or with some other vegetative ground cover; and
 - b) Parked vehicles may overhang a landscaped area no more than one foot (1'), provided curbing or other wheel stops are installed to insure no greater overhang or penetration of the landscaped islands. Landscaping, walls, fences, and earthberms shall be located as to prevent their damage and/or destruction by overhanging vehicles.

4.5.5: Tree Protection

J. Refer to Chapter 3, Section 3.11: Tree Protection for general tree protection requirements.

K. Grand Trees: The destruction of any *grand tree* (twenty-four inches [24"] or greater DBH) is prohibited on any parcel of non-exempt land, unless a permit is granted certifying that removal is in compliance with section 3.11.

L. Protected Trees: The destruction of any *protected tree* (eight inches [8"] or greater DBH) is prohibited on any parcel of non-exempt land, unless a permit is granted certifying that removal is in compliance with section 3.11.

4.6: Central Commercial District (C-2)