

## MHP MANUFACTURED HOME PARK DISTRICT

The purpose of the MHP district is to locate manufactured homes near residential facilities such as schools, play areas, and convenience shops in courts with a density of ten (10) dwelling units per acre or less.

### PERMITTED USES: 1,4,5,15,27,29,30,42

**UNIT 1: CITYWIDE PUBLIC USES BY RIGHT**

Public uses, essential public services, open land uses, and similar uses, which are subject to public controls.

**UNIT 4: CULTURAL, RECREATIONAL AND HEALTH FACILITIES**

Cultural, recreational and health facilities which serve the residents of the community. These uses are typically public in nature but may also be private.

**UNIT 5: INSTITUTIONAL FACILITIES**

Main facilities of local, state or federal government agencies, including educational facilities ranging from nursery school to universities and including dormitories, stadiums and other supporting facilities

**UNIT 15: MANUFACTURED HOME PARK**

Separate use of mobile and manufactured home parks, in order that they may be located in appropriate residential areas.

**UNIT 27: PARKING LOT**

The use of a plot of ground or parcel of real estate as a parking lot facility for the parking of vehicles used by customers and employees of businesses.

**UNIT 29: HOME OFFICE**

A home office of convenience, as opposed to a home occupation, is allowable as an accessory use in a dwelling

unit. A home office of convenience is defined as an office use where the resident occupant conducts no business other than by telephone or mail, where no person employed by the resident, and where an office is needed for the purpose of sending and receiving mail, telephone calls, maintaining records, and other similar functions. It is further the intent to regulate the operation of a home office of convenience so that the average neighbor will be unaware of its existence.

**UNIT 30: RECREATIONAL VEHICLE PARK**

Recreation vehicle park provides for the development of sites for temporary occupancy by recreational vehicles. These parks are for the use of the general public for temporary recreation or vacation purposes and not for permanent or long term living as provided by mobile home parks. Additional requirements are stipulated in Article 6, Section 3.14.

**UNIT 42: CHURCH/SYNAGOGUE**

A building or structure, or groups of buildings or structures, that by design and construction are primarily intended for conducting organized religious services and associated accessory uses.

### CONDITIONAL USES PERMISSIBLE ON APPEAL: 2,3,28,40

**UNIT 2: CITYWIDE USES BY CONDITIONAL USE PERMIT**

Public and private uses which may be conducted anywhere in the territorial jurisdiction, but which can be objectionable to nearby uses due to noise or smell and are, therefore, permitted subject to conditional use permits in all districts.

**UNIT 3: UTILITY FACILITIES**

Public protection and utility equipment which: (a) is ordinarily not located in street right-of-way and can be significantly objectionable to nearby residential, commercial, and light industrial uses; and (b) have requirements for specific locations or are needed to serve residential neighborhoods or other local areas. These uses include facilities of public service corporations other than offices.

**UNIT 28: HOME OCCUPATION**

Permitted accessory use of a dwelling or gainful employment customarily carried on entirely within the residential dwelling,

which is clearly incidental and secondary to the principal use of the structure for residential dwelling purposes by the occupants of the residence. Additional requirements are stipulated in Article 3, Section 5 of the Zoning Regulations.

**UNIT 40: TEMPORARY CLASSROOMS**

The addition of temporary or portable classrooms to public, private or denominational schools that are modular or prefabricated structures and established for a period of time not to exceed two (2) years with the intent to discontinue such use upon the expiration of the time period and removal of the structure from the site. Temporary classrooms do not involve the construction or alteration of any permanent building or structure. In addition, it shall be necessary for all units to meet the following requirements: 1) Zoning district regulations; 2) All building codes of the city; and 3) Be secured to a permanent masonry or concrete foundation

### ACCESSORY USES

See Article 6 Section 2.7 of this chapter

### AREA REGULATIONS

(1) MINIMUM TRACT REQUIREMENTS:

Area, total	2 acres
Area per manufactured home	4,000 sq.ft.

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|---|----------|
| Width at principal entrance areas                 | 50 feet  |
| Width, elsewhere                                  | 100 feet |
| Building setback from public thoroughfare         | 50 feet  |
| Building setback from side and rear boundary line | 10 feet  |
- (2) **MINIMUM BERTH REQUIREMENTS:**
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|--|--------------|
| Area   | 3,000 sq.ft. |
| Setback from centerline of internal street or drive  | 30 feet      |
| Separation between manufactured homes<br>(measured from exterior wall of original manufactured home or exterior wall or eave if no wall exists of any addition, carport, garage, covered porch or deck if one is attached thereto) | 15 feet      |
| Separation from boundary of manufactured home lot<br>(except exterior boundaries)  | 7½ feet      |
| Separation from exterior boundary of park  | 10 feet      |
| Minimum width  | 40 feet      |
- (3) **DENSITY.** Ten (10) units per acre.
- (4) **COMMON RECREATION SPACE:** There shall be at least three hundred (300) square feet of common recreation place per manufactured home lot; however, the minimum area of any common recreation area shall be eight thousand (8,000) square feet, and the minimum width of any such areas shall be sixty (60) feet. Each required common recreation area shall be within three hundred (300) feet of each of the manufactured homes it is intended to serve, measured along a route of pedestrian access. Such recreation area shall be no closer than twenty-five (25) feet to any property line.
- (5) **COMPLIANCE WITH CHAPTER 66.** All manufactured home parks shall in addition to the above, comply in all respects with chapter 66 of the Springdale Code of Ordinances governing manufactured home parks.

#### OFF-STREET PARKING

See Article 7 of this chapter.