

MH-8	PERMITTED USES		
<p>Mobile Home MH-8 This district is intended as a moderate density residential district for mobile homes at a density of 8 units per acre.</p> <p>In addition to the regulations here set forth, all mobile homes must also conform to the mobile home regulations found in Section 17.07.00.</p>	<p>principal uses</p> <ol style="list-style-type: none"> 1. individual mobile homes 2. home occupations as defined in Sec. 17.06.705 3. essential services (underground) 4. civic administrative offices 5. single family detached housing. 6. neighborhood recreation 7. public recreation 	<p>accessory uses</p> <ol style="list-style-type: none"> 1. carport, garage and storage structures (attached or detached) 2. private recreation facility (enclosed or unenclosed) 3. mail room and/or common use room for mobile home park. 4. management office 5. outside storage when incidental to a mobile home park use. 6. temporary construction yard. 7. temporary real estate office. 8. private unenclosed recreation facility in conjunction with a mobile home park 9. Accessory dwelling unit. 	<p>special use permit</p> <ol style="list-style-type: none"> 1. community assembly 2. community education 3. community organization 4. convenience sales 5. essential service (above ground) 6. mini-storage facility 7. mobile home park 8. noncommercial kennel 9. religious assembly 10. bed & breakfast facility
SITE PERFORMANCE STANDARDS			
Height	Minimum Lot	Minimum Yard	
<p>principal structure 19 feet detached carports & garages & other accessory structures with low slope roof (<2 1/2 : 12) : 14 feet with high slope roof (> 2 1/2 : 12) : 18 feet other non-residential structures: 45 feet</p>	<p>mobile home 5,500 sq. ft. per dwelling unit All buildable lots must have 50 feet of frontage on a public street, unless alternative is approved by the City through the normal subdivision procedure. (i.e. cul d'sac and flag lots) or, unless the lot is a valid nonconforming lot mobile home park 3,150 sq. ft. per mobile home space.</p>	<p>mobile homes front: 20 feet from property line side, interior (with alley): 5 feet side, interior (with no alley): one side 10 ft., the other side 5 ft. side, street: 10 feet however, garages that access streets must be 20 ft. from property line. rear: 15 feet -- 7 1/2 ft. if adjacent to public open space.</p>	<p>non-residential uses front: 20 feet from property line side, interior: 25 feet side, street: 25 feet rear: 25 feet Extensions into these yards are permitted in accordance with Sec. 17.06.495</p>
Landscaping	Fences	Other	
<p>individual mobile homes: All front yards shall be landscaped.</p> <p>Street tree plantings are encouraged. (see street tree list -- available from the Urban Forestry Coordinator.) mobile home parks: landscaping is required for all mobile home parks . See planning department for details.</p>	<p>front yard area: 4 feet side & rear yard area: 6 feet All fences must be on or within the property lines.</p> <p>Higher fence height for game areas may be granted by Special Use Permit.</p>	<p>As a general rule, 5 foot sidewalks with a 5 foot "tree lawn" is required with new construction.</p> <p>parking, single family: 2 paved off-street spaces for each unit.</p>	