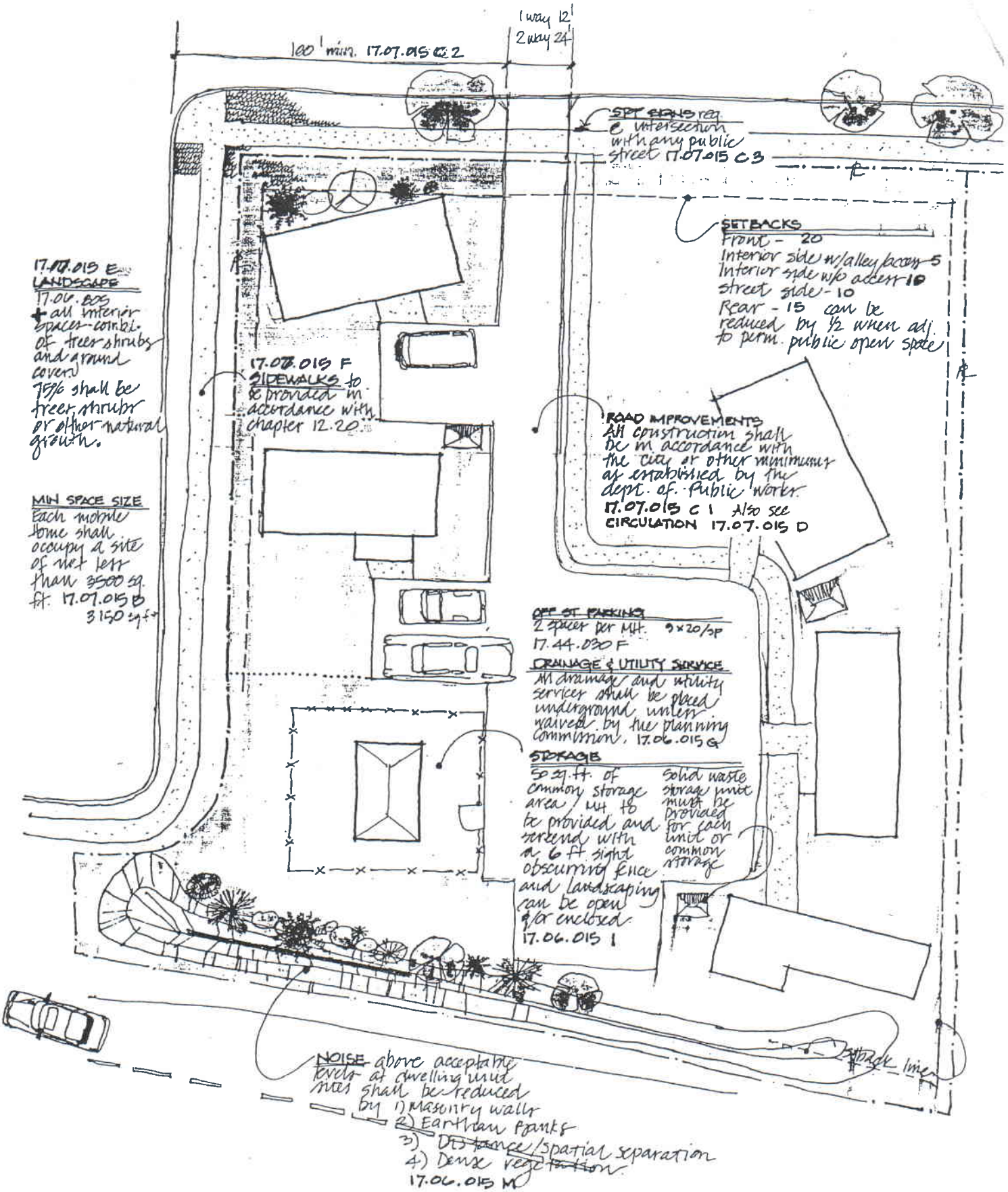
MH-8

PERMITTED USES

	principal uses	accessory uses	special use permit
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. 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.	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	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	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	
principal structure	**mobile home**		
18.75 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	**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.	**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.	**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

Landscaping	Fences	Other	
individual mobile homes: All front yards shall be landscaped. 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.	front yard area: 4 feet side & rear yard area: 6 feet All fences must be on or within the property lines. Higher fence height for game areas may be granted by Special Use Permit.	As a general rule, 5 foot sidewalks with a 5 foot "tree lawn" is required with new construction. **parking, single family:** 2 paved off-street spaces for each unit.	

MOBILE HOME PARK