

ARTICLE VIII

“R-4” PLANNED MOBILE HOME DISTRICT

Section 8.00 GENERAL DESCRIPTION

The intent of the “R-4” District is to provide sites only for the location of mobile homes which will allow the maximum amount of freedom possible in the design of mobile home parks and will provide for the related recreational, commercial, and other service facilities for the planned mobile home residential developments.

Section 8.01 PRINCIPAL PERMITTED USES

1. Mobile homes in mobile home parks, as regulated herein.
2. Non-commercial community recreational facilities that are intended exclusively for the use of the residents and their guests of the mobile home development.
3. Pedestrian oriented personal service facility that is intended exclusively for the use of the residents of the mobile home development, provided that such personal service facilities occupy not more than ten (10) square feet of gross floor area for each mobile home in the development.
4. Buildings used for the management and maintenance of the development.
5. Commercial mobile home sales.

Section 8.02 ACCESSORY USES PERMITTED IN THE “R-4” DISTRICT

1. Buildings and uses customarily accessory to mobile homes such as garages and storage buildings.
2. One (1) indirectly lighted, non-flashing sign not to exceed one (1) square foot for each five (5) feet of frontage of said mobile home park.

Section 8.03 HEIGHT REGULATIONS, LOT AREA, FRONTAGE, AND YARD REQUIREMENTS

Shall be those regulations as specified in Section 3.18

Section 8.04 DESIGN PROCEDURE, STANDARDS, AND REQUIREMENTS

1. Procedure. The owner or owners of any tract of land comprising an area of not less than five (5) acres shall submit to the Planning and Zoning Commission a plan for the use of development of the entire tract of land. This plan shall include the site location and uses of all buildings, the location of each single-wide and double-wide mobile home stand, the locations and types of all community and recreational facilities; open spaces, including developed open spaces and those to be preserved in their existing state; points of access to the site, principal pedestrian and vehicular circulation ways, parking facilities, and other principal elements of the vehicular and pedestrian transportation system. The Planning and Zoning Commission shall review the conformity of the proposed development with the standards of the Comprehensive Plan, and with recognized principles of civic design, land use planning, and landscape architecture. The Planning and Zoning Commission may after holding a public hearing and reviewing the development plan recommend approval, approval with modifications, or disapproval of

the development plan which accompanies the application. The Planning and Zoning Commission shall forward its written recommendations to the City Council which shall after notice and public hearing, approve or disapprove said application and plan, or may require such changes thereto as it deems necessary to effectuate the intent and purpose of this Ordinance.

2. Standards. The land usage, minimum lot area, yard, height, and accessory uses shall be determined by the requirements set out as follows which shall prevail over conflicting requirements of this Ordinance or the City's subdivision ordinance.
 - a. Uses along the project boundary lines shall not be in conflict with those allowed in adjoining or opposite property. To this end the Planning and Zoning Commission may require, in the absence of an appropriate physical barrier, that uses of least intensity or a buffer of open space or screening be arranged along the borders of the project.
 - b. A plat of the development shall be recorded, showing building locations, common land, streets, easements, and other applicable items required by the City's subdivision ordinance.
 - c. No permits shall be issued until the final plat of the development is approved and recorded, and the applicant must file with the Zoning Administrator of the City, proof of compliance with all requirements of the Department of Health of the State of Iowa.
3. Deed Restrictions. In its review of the plan, the Planning and Zoning Commission or City Council may consider any deed restrictions or covenants entered into or contracted for by the developer concerning the use of common land or permanent open space. Common land as herein contained shall refer to land dedicated to the public use and to land retained in private ownership but intended for the use of the residents of the development unit or the general public.
4. Land Use and Density Requirements.
 - a. Ten (10) mobile home stands shall be permitted for each acre of land contained in the useable area of the plan.
 - b. No part of any mobile home or other structure shall be located within twenty-five (25) feet of any public road shown on the official Major Street Plan, nor within twenty (20) feet of any exterior boundary of the Planned Mobile Home Development.
 - c. Parking facilities shall be provided within the development at the rate of two (2) spaces per mobile home.
 - d. Commercial uses and accessory uses within the "R-4" District shall not consume more than fifteen (15) percent of the total district.
 - e. No permit for any commercial structure or building shall be issued until at least twenty-five (25) percent of the mobile home site is developed for residential uses.
 - f. Mobile home parks shall include storm/emergency shelters sufficient in size to accommodate the number of occupants living in the development.