

Chapter 17.22

R-M RESIDENTIAL MOBILE HOME DISTRICT

Sections:

- 17.22.010 Intent.
- 17.22.020 Permitted principal uses and structures.
- 17.22.030 Permitted accessory uses and structures.
- 17.22.040 Conditional uses.
- 17.22.050 Prohibited uses and structures.
- 17.22.060 Minimum lot requirements.
- 17.22.070 Minimum setback requirements.
- 17.22.080 Maximum lot coverage by all buildings and structures.
- 17.22.090 Maximum height of buildings and structures.
- 17.22.100 Required off-street parking and loading.
- 17.22.110 Signs.

17.22.010 Intent.

The R-M (residential mobile home) district is intended to allow mobile home dwellings within the subdivision which are provided with a full range of public utilities if available. The specific purpose is to make available areas within the city for a specific location of single-family dwellings or single-family mobile home dwellings. The R-M zone will also discourage any use which would generate traffic on minor streets other than normal traffic to serve the residential dwellings on those streets. This district is intended primarily for single-family dwellings at moderate densities. Structures and uses required to serve recreational, religious and other noncommercial needs of residential areas are allowed as permitted or conditional uses subject to restrictions intended to preserve a residential character generally similar to that of a standard single-family area. (Ord. 03-15 § 8 (part); prior code § 30-18(a))

17.22.020 Permitted principal uses and structures.

In an R-M zone, the following uses and structures are permitted outright:

- A. Child care homes;
- B. Group care facilities;
- C. Parks, playgrounds and open space for informal recreation;
- D. Single-family dwellings or a mobile home (only a single principal structure may be allowed on any single lot or tract);
- E. Utility installations, except solid waste disposal facilities, water disposal facilities, water storage dams and co-generation facilities. (Ord. 03-15 § 8 (part); prior code § 30-18(b))

17.22.030 Permitted accessory uses and structures.

In an R-M zone, the following uses and structures, which are incidental to the permitted principal uses and structures listed in Section 17.22.020, are permitted:

- A. Accessory buildings in conjunction with a permitted or conditional use;
- B. Automobile parking in conjunction with the permitted or conditional uses;
- C. Home occupations;
- D. Private storage in yards of not more than a total of two of the following: a truck up to one ton, a boat, a recreational vehicle, or a trailer (excluding mobile homes); maintained in a safe and orderly manner and separated by at least ten feet from any property lines;

E. Small wind energy systems in conformance with Section 17.48.150. (Ord. 08-11 § 6; Ord. 03-15 § 8 (part): prior code § 30-18(c))

17.22.040 Conditional uses.

In an R-M zone, subject to the conditional use provisions of this title, the following uses or structures may be permitted:

- A. Child care center;
- B. Church services;
- C. Churches and synagogues, along with customary accessory uses, including parsonages, day nurseries and meeting rooms. (Ord. 03-15 § 8 (part): prior code § 30-18(d))

17.22.050 Prohibited uses and structures.

In an R-M zone, any uses or structures not of a character indicated under permitted principal uses and structures or permitted as a conditional use are prohibited. Also prohibited are commercial and industrial uses of land which would substantially interfere with the development or continuation of mobile home dwellings within those specified areas. (Ord. 03-15 § 8 (part): prior code § 30-18(e))

17.22.060 Minimum lot requirements.

- A. Lot width: fifty feet.
- B. Lot area: five thousand five hundred square feet, where water and sewer are available. (Ord. 03-15 § 8 (part): prior code § 30-18(f))

17.22.070 Minimum setback requirements.

- A. Front: twenty feet.
- B. Side: ten feet.
- C. Rear: fifteen feet.
- D. Exceptions. Accessory structures, such as a workshop or storage shed, two hundred square feet or less, and not on a permanent foundation, may encroach into the rear and side yard setbacks only; provided, the structure is located on the back twenty-five percent of the parcel and is a minimum of five feet from both the rear and side lot lines.
 - 1. If the setback is a dedicated utility easement the owner will be responsible for the relocation of the structure during utility maintenance, replacement or repairs. (Ord. 04-11 § 6; Ord. 03-15 § 8 (part): prior code § 30-18(g))

17.22.080 Maximum lot coverage by all buildings and structures.

Thirty-five percent. (Ord. 03-15 § 8 (part): prior code § 30-18(h))

17.22.090 Maximum height of buildings and structures.

- A. Principal buildings and structures shall not exceed thirty-five feet in height, except as otherwise provided by this title.
- B. Accessory buildings shall not exceed sixteen feet in height. (Ord. 03-15 § 8 (part): prior code § 30-18(i))

17.22.100 Required off-street parking and loading.

Adequate off-street parking and loading spaces shall be provided in connection with any permitted use in accordance with the requirements set forth in Sections 17.48.100 and 17.48.110. (Ord. 03-15 § 8 (part): prior code § 30-18(j))

17.22.110 Signs.

Signs may be allowed in conjunction with any permitted use subject to the provisions of Section 17.48.090. (Ord. 03-15 § 8 (part): prior code § 30-18(k))