

- c. New residential infill construction in the R-6 Infill District shall replace or install one street tree per lot on blocks where more than 50% of the lots have existing street trees.
- d. Front yard setbacks in the R-6 Infill District shall meet the standards listed above unless the average setback of an established block is greater than the required setback. In such cases, the front yard setback shall be the average setback of the block.

Sec. 27-414 MH Manufactured Home Subdivision District.

A. Intent.

The intent of the MH Manufactured Home Subdivision District is to provide for low density manufactured home subdivisions to meet the need and demand for alternative housing choices. This district allows for alternative housing types that often function best as part of a well planned development. This district is established to accommodate certified manufactured homes on permanent foundations where each lot is owned by an individual manufactured home owner.

In the MH District, no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered except for one or more of the use types permitted in the MH District by right, permitted pursuant to meeting design standards, permitted by conditional use permit or by special use permit, according to Sec. 27-406 of these regulations, and all uses shall be subject to the development and performance standards set forth in these regulations.

B. Lot Area and Width.

Each lot shall have an area of not less than 5,000 square feet and an average width of not less than 50 feet.

C. Lot Coverage.

The principal building and accessory buildings shall not cover more than 30 percent of the lot area.

D. Height Regulations.

No building shall exceed 35 feet in height.

E. Yard Regulations.

1. Front Yard.

- a. There shall be a front yard having a depth of not less than 25 feet.
- b. Where a lot or group of lots has a double frontage, the required front yard shall be provided on both streets.
- c. Where a lot is located at the intersection of two or more streets, there shall be a front yard on each street side of a corner lot; provided, however, that the buildable width of a single lot of record, as of the effective date of these regulations, shall not be reduced to less than

35 feet, except as may be required to preserve a minimum setback of six feet from the lot line.

2. Side Yard.
 - a. Except as hereinafter required in the additional height, area, and use regulations of these regulations, there shall be a side yard having a width of not less than ten percent of the width of the lot with a minimum of eight feet on each side of the principal building.
 - b. Where more than one principal building is constructed on a tract for hospital use, nursing home use, church use, school use, and other public uses, the spacing between principal buildings shall not be less than the average height of the adjacent buildings.
3. Rear Yard.
 - a. There shall be a rear yard having a depth of not less than 10 feet.

Sec. 27-415 MP Manufactured Home Park District.

A. Intent.

The intent of the MP Manufactured Home Park District is to provide for low density manufactured homes which are compatible with the character of the surrounding neighborhood in which they are located and where services and amenities are readily available. This district is intended for the planned arrangement, placement and site layout of certified manufactured homes where the owner proposes to develop and rent or lease individual sites. The MP District is intended to promote affordable housing consistent with provisions of these regulations and the Comprehensive Plan.

In the MP District, no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered except for one or more of the use types permitted in the MP District by right, permitted pursuant to meeting design standards, permitted by conditional use permit or by special use permit, according to Sec. 27-406 of these regulations, and all uses shall be subject to the development and performance standards set forth in these regulations.

B. Accessory Uses.

Buildings and uses customarily incidental to the permitted, conditional or special uses, shall be permitted as provided in Sec. 27-314 and as listed in Sec. 27-406 of these regulations. The following accessory uses shall be expressly permitted in the MP District:

1. Parks, playgrounds, and recreation areas;
2. Service buildings, laundry facilities and storage areas for recreational vehicles and boats, for the exclusive use of residents of the manufactured home park;
3. Swimming pools, patios and gazebos for the exclusive use of residents of the manufactured home park;
4. Office for manager of the manufactured home park; and