

CHAPTER 25 – ZONING

ARTICLE II – DEFINITIONS

DWELLING: ~~Any building which is designed for use for residential purposes, except hotels, boarding houses, lodging houses, tourist cabins, recreational vehicles.~~

Any building which is designed for use for residential purposes except hotels, boarding houses, lodging houses, tourist cabins, automobile trailers, recreational vehicles, travel trailer, campers, motels, rooming houses, mobile homes and manufactured homes.

~~MOBILE MANUFACTURED~~ HOME: A structure subject to Federal regulations, intended for residential use only and fabricated in an off-site manufacturing facility for installation at the building site, bearing a seal certifying that it was built in compliance with the Federal Manufactured Home Construction and Safety Standards Act of 1974, as amended and transported in one (1) or more section(s) which is 8' or more in width and 40' or more in length and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities and including the plumbing, heating, air conditioning, and electrical systems.

~~MOBILE MANUFACTURED~~ HOME PARK: Any area designed to accommodate more than two (2) ~~mobile~~ manufactured homes intended for residential use where residence is in ~~mobile~~ manufactured homes exclusively.

ARTICLE III - RESIDENTIAL DISTRICT R-1

Statement of Intent

This district is composed of certain quiet, low-density residential areas plus certain vacant areas where similar residential development appears likely to occur. The regulations for this district are designed to stabilize and protect the essential characteristics of the district to promote and encourage a suitable environment for family life. Associated uses are envisioned, such uses to be of a character unlikely to develop concentrations of traffic, noise, crowds of customers or outdoor advertising. To these ends development is limited to single-family dwellings ~~and individual mobile homes~~ of not more than four to the acre on individual lots of at least one-quarter (1/4) acre. Certain additional uses are permitted such as schools, parks, churches and certain public and private facilities that do not detract from this low intensity residential use.

ARTICLE IV - RESIDENTIAL DISTRICT - R-2

Statement of Intent

This district consists of three (3) scattered pre-existing mobile manufactured home parks. These parks contain thirty-three (33) (parcel #s 13A-1-C-20, 13A-1-D-17, 13A-1-D-18), nine (9) (parcel #s 13A-1-B-23), and ~~nine (9)~~ five (5) units (parcel #s 13A-1-A-12 and 13A-1-B-15) respectively. It is the intent and purpose of these regulations to prohibit the creation of additional mobile manufactured home parks and to prohibit the expansion of these existing mobile manufactured home parks. It is the intent, however, of these regulations to allow these existing parks to continue to exist with the number of mobile-manufactured home spaces remaining constant.

§25.400 - Use Regulations

1. Individual mobile manufactured homes on lots within a mobile manufactured home park.

ARTICLE V - BUSINESS DISTRICT B-1

§25.500 – Use Regulations

28. Single-Family Dwelling when located in existing buildings originally constructed as a single-family dwelling and not previously converted to business use.

CHAPTER 26 – ZONING – BOUNDARY ADJUSTMENT LANDS

ARTICLE III – DEFINITIONS

§26.301 Definitions

DWELLING Any structure which is designed for use for residential purposes except hotels, boarding houses, lodging houses, tourist cabins, automobile trailers, recreational vehicles, campers, motels, rooming houses, travel trailers, mobile homes and manufactured homes.

MANUFACTURED HOME A structure subject to Federal regulations, intended for residential use only and fabricated in an off-site manufacturing facility for installation at the building site, bearing a seal certifying that it was built in compliance with the Federal Manufactured Home Construction and Safety Standards Act of 1974, as amended and transported in one (1) or more section(s) which is 8' or more in width and 40' or more in length and which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. ~~For floodplain management purposes, the term manufactured home also includes park trailers, travel trailers, and other similar vehicles placed one on a site for greater than 180 consecutive days.~~

ARTICLE V BUSINESS DISTRICT, B1

§26.501 - Uses Permitted by Right

26) Single-Family Dwelling when located in existing structures originally constructed as a single-family dwelling and not previously converted to business use.