

## CHAPTER 165 Article 5

## ZONING CODE — DISTRICT REGULATIONS

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**Section 1. A-1 AGRICULTURAL.** The “A-1” Agricultural District is intended and designed to provide for certain agricultural and undeveloped areas of the City now utilized primarily for agricultural purposes and to prevent the establishment of scattered small lot subdivisions which force the extension of urban services into areas more appropriately suited for non-urban development at the present time.

1. **Principal Permitted Uses.** Only the uses of structures or land listed in this section shall be permitted in the “A-1” District.

A. Agriculture and usual agricultural buildings and structures, but not including commercial livestock feed lots, poultry farms, grain storage and drying facilities.

B. One-family dwellings, to include manufactured homes and family homes.

(1) Manufactured home, provided it is located and installed according to the same standards for a foundation system, setback, and minimum square footage which would apply to a site-built, single-family dwelling on the same lot. “Manufactured home” means a structure built according to construction standards promulgated by the United States Department of Housing and Urban Development under authority of 42 U.S.C. Sec. 5403.

(2) Family homes, a community based residential home which is licensed as a residential care facility or as a child foster care facility to provide room and board, personal care, rehabilitation services, and supervision in a family environment exclusively for not more than eight developmentally disabled persons and any necessary support personnel.

C. Churches.

- D. Public and parochial schools, elementary and secondary, and other educational institutions having established current curriculum the same as ordinarily given in the Southeast Polk public school system, but excluding boarding schools, nursery schools and child care centers provided that all principal buildings are set back a minimum of seventy-five (75) feet from all property lines.
- E. Publicly owned parks, playgrounds, golf courses and recreation areas.
- F. Private non-commercial recreational areas and centers including country clubs, swimming pools, golf courses and riding stables.
- G. Cemeteries, including mausoleums.
- H. Nurseries, greenhouses, and truck gardens.
- I. Public water supply and sewage treatment facilities.
- J. Electrical and liquefied product transmission and regulating facilities.

## 2. Permitted Accessory Uses.

- A. Uses of land and or structures customarily incidental and subordinate to one of the principal permitted uses, unless otherwise excluded.
- B. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work.
- C. TV Dish Antennas, see Section 4.11 of the Zoning Code - General Regulations.
- D. Home Occupations, see Section 4.15 of the Zoning Code – General Regulations.

## 3. Permitted Conditional Uses.

- A. Home Occupations which do not meet the requirements set forth in Section 4.15 of the Zoning Code – General Regulations. A conditional use permit must be applied for and received from the Board of Adjustment for any such home occupation.
- B. Communication towers (freestanding type), see Section 4.12 of the Zoning Code – General Regulations.
- C. Communication towers (building-supported type), see Section 4.13 of the Zoning Code – General Regulations.
- D. Wind Energy Conversion Systems (WECS), see Section 4.14 of the Zoning Code – General Regulations.

- 4. Bulk Regulations. The following minimum requirements shall be observed, subject to the modifications contained in Section 4.07.

- A. Lot Area, Dwellings: 1 acre; no minimum required for other permitted uses.
- B. Minimum Floor Area: 1,150 square feet for dwelling; if building is two or more stories, first floor shall be a minimum of 800 square feet.
- C. Lot Width: 150 feet.
- D. Front Yard: 75 feet.
- E. Side Yards: Dwellings-10 feet on each side, Other permitted uses 50 feet on each side; unless otherwise indicated herein.
- F. Rear Yard: 50 feet.
- G. Maximum Height: Principal building - 35 feet; Accessory building - 14 feet.
- H. Maximum Number of Stories: Principal building - 2½ stories; Accessory building - 1 story. Accessory buildings for allowed agricultural uses – no limit.

Summary of A-1 Bulk Regulations:

(A) Minimum Lot Area	1 ac., (43,560 sq. ft.) Other permitted uses – none
(B) Maximum Density	1 unit per acre
(C) Minimum Floor Area	1,150 sq. ft. / dwelling 1 <sup>st</sup> floor min. 800 sq. ft. if ≥ 2 story
(D) Lot Width	150 ft.
(E) Front Yard	75 ft.
(F) Side Yard	10 ft. 50 ft., all other permitted uses.
(G) Rear Yard	50 ft.
(H) Maximum Height	35 ft. principal buildings 14 ft. accessory buildings
(I) Maximum Stories	2½ stories for principal buildings 1 story for accessory buildings No limit – Ag. accessory buildings

**Section 2. R-1 SINGLE-FAMILY RESIDENTIAL.** The “R-1” District is intended and designed to provide for certain low-density residential areas of the City now developed primarily with one-family detached dwellings and areas where similar residential development seems likely to occur.

1. **Principal Permitted Uses.** Only the uses of structures or land listed in this section shall be permitted in the “R-1” District.

A. One-family dwellings, to include manufactured homes in accordance with the following definitions:

(1) **Manufactured home**, provided it is located and installed according to the same standards for a foundation system, setback, and minimum square footage which would apply to a site-built, single-family dwelling on the same lot. “Manufactured home” means a structure built according to construction standards promulgated by the United States Department of Housing and Urban Development under authority of 42 U.S.C. Sec. 5403.

B. Churches, cathedrals, temples, and similar places of worship, provided that all principal buildings be set back a minimum of fifty (50) feet from all property lines.

C. Publicly owned museums, libraries, parks and playgrounds, community centers and similar uses.

D. Publicly owned golf courses, country clubs, tennis courts and similar recreational uses, provided that any such use not be operated primarily for commercial gain.

E. Private plant nurseries and greenhouses not exceeding two hundred forty (240) square feet of floor area and not involving retail or wholesale sales.

F. Public and parochial schools, elementary and secondary, and other educational institutions having established current curriculum the same as ordinarily given in the Southeast Polk public school system, but excluding boarding schools, nursery schools and child care centers, provided that all principal buildings are set back a minimum of fifty (50) feet from all property lines.

2. **Permitted Accessory Uses.**

A. Uses of land and or structures customarily incidental and subordinate to one of the principal permitted uses, unless otherwise excluded.

- B. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work.
  - C. Private swimming pools when enclosed by a non-climbable fence at least six (6) feet in height.
  - D. TV Dish Antennas in accordance with Section 4.11 of the Zoning Code - General Regulations.
3. **Permitted Conditional Uses.**
- A. Home occupations. A conditional use permit must be applied for and received from the Board of Adjustment for a home occupation which does not meet the requirements set forth in Section 4.15 of the Zoning Code - General Regulations.
  - B. Family homes. A family home is a community based residential home that is licensed as a residential care facility or as a child foster care facility to provide room and board, personal care, rehabilitation services, and supervision in a family environment exclusively for not more than eight developmentally disabled persons and any necessary support personnel.
  - C. Communication towers (freestanding type), see Section 4.12 of the Zoning Code – General Regulations.
  - D. Communication towers of the building-supported type, see Section 4.13 of the Zoning Code – General Regulations.
  - E. Wind Energy Conversion Systems (WECS), see Section 4.14 of the Zoning Code – General Regulations.
4. **Bulk Regulations.** The following minimum requirements shall be observed, subject to the modifications contained in Section 4.07.
- A. Minimum Lot Area: 8,750 square feet, 20,000 square feet where public sewer is not available.
  - B. Minimum Floor Area: 1,150 square feet for dwelling; if building is two or more stories, first floor shall be a minimum of 800 square feet.
  - C. Lot Width: 70 feet; 80 feet for corner lots; 100 feet where public sewer is not available. Minimum lot width at right-of-way line of 40 feet.
  - D. Front Yard: 30 feet. 50 feet for permitted uses other than single family.
  - E. Side Yards: 8 feet each side for single-family dwellings; 3 feet for any other accessory building. 50 feet for permitted uses other than single family.

- F. Rear Yard: 35 feet for dwellings, and 3 feet for accessory buildings. 50 feet for permitted uses other than single family.
- G. Maximum Height: Principal building - 35 feet; Accessory building - 14 feet.
- H. Maximum Number of Stories: Principal building - 2½ stories; Accessory building - 1 story.
- I. Accessory Buildings: Maximum area for accessory Garage – 1,000 sq. ft. Maximum area for Yard shed – 160 sq. ft.

**Summary of R-1 Bulk Regulations:**

(A) Minimum Lot Area	8,750 sq. ft. 20,000 sq. ft. where sanitary not available
(B) Minimum Floor Area	1,150 sq. ft. / dwelling 1 <sup>st</sup> floor min. 800 sq. ft. if 2 story
(C) Lot Width	70 ft. 80 ft. for corner lots 100 ft. if no sanitary sewer not available
(D) Front Yard	30 ft. for dwellings 50 ft. for any permitted use other than single family
(E) Side Yard	8 ft. each side 3 ft. accessory buildings 50 ft. for any permitted use other than single family
(F) Rear Yard	35 ft. for single family 3 ft. accessory buildings 50 ft. for any permitted use other than single family
(G) Maximum Height	35 ft. principal buildings 14 ft. accessory buildings
(H) Maximum Stories	3 stories for principal buildings 1 story for accessory buildings
(I) Accessory Buildings	1,000 sq. ft – Maximum Area for Accessory Garage 160 sq. ft. – Maximum Area for Yard Shed

5. **Off Street Parking and Loading.** See Chapter 165 Article 4.

**Section 3. R-2 ONE- AND TWO-FAMILY RESIDENTIAL.** The “R-2” District is intended and designed for certain medium density residential areas of the City now developed with one-family and two-family dwellings, and areas where similar residential development seems likely to occur.

1. **Principal Permitted Uses.** Only the uses of structures or land listed in this section shall be permitted in the “R-2” District.

A. One-family dwellings, to include manufactured homes and family homes in accordance with the following definitions:

(1) Manufactured home, provided it is located and installed according to the same standards for a foundation system, setback, and minimum square footage which would apply to a site-built, single-family dwelling on the same lot. “Manufactured home” means a structure built according to construction standards promulgated by the United States Department of Housing and Urban Development under authority of 42 U.S.C. Sec. 5403.

B. Two-family dwellings.

C. Alterations and conversions of single-family dwellings into two-family dwellings in accordance with the lot area, frontage and yard requirements as set forth in this section and the fire separation provisions of the Building Code.

D. Churches, cathedrals, temples, and similar places of worship, provided that all principal buildings be set back a minimum of fifty (50) feet from all property lines.

E. Publicly owned museums, libraries, parks and playgrounds, community centers and similar uses.

F. Publicly owned golf courses, country clubs, tennis courts and similar recreational uses, provided that any such us be not operated primarily for commercial gain.

G. Private plant nurseries and greenhouses not exceeding two hundred forty (240) square feet of floor area and not involving retail or wholesale sales.

H. Public and parochial schools, elementary and secondary, and other educational institutions having established current curriculum the same as ordinarily given in the Southeast Polk public school system, but excluding boarding schools, nursery schools and child care centers, provided that all principal buildings are set back a minimum of fifty (50) feet from all property lines.

## 2. Permitted Accessory Uses.

- A. Uses of land and or structures customarily incidental and subordinate to one of the principal permitted uses, unless otherwise excluded.
- B. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work.
- C. Private swimming pools when enclosed by a non-climbable fence at least six (6) feet in height.
- D. TV Dish Antennas in accordance with Chapter 165 Article 4 of the Zoning Code - General Regulations.
- E. Signs in accordance with Chapter 165 Article 1 of this Code of Ordinances.

## 3. Permitted Conditional Uses.

- A. Home occupations. A conditional use permit must be applied for and received from the Board of Adjustment for a home occupation which does not meet the requirements set forth in Chapter 165 Article 4 of the Zoning Code - General Regulations.
- B. Family homes. A family home is a community based residential home that is licensed as a residential care facility or as a child foster care facility to provide room and board, personal care, rehabilitation services, and supervision in a family environment exclusively for not more than eight developmentally disabled persons and any necessary support personnel.
- C. Communication towers (freestanding type), see Chapter 165 Article 4 of the Zoning Code – General Regulations.
- D. Communication towers (building-supported type), see Chapter 165 Article 4 of the Zoning Code – General Regulations.
- E. Wind Energy Conversion Systems (WECS), see Chapter 165 Article 4 of the Zoning Code – General Regulations.

## 4. Bulk Regulations. The following minimum requirements shall be observed, subject to the modifications contained in Chapter 165 Article 4.

- A. Lot Area: Single-family dwelling > 8,750 square feet; two-family dwelling > 10,500 square feet; without public sewer > 20,000 square feet.
- B. Minimum Floor Area: Single-family > 1150 square feet; two-family > 750 square feet per unit; if building is 2 or more stories, minimum first

floor area is 800 square feet for single-family and 550 square feet for two-family.

- C. Lot Width: Single-family dwelling > 70 feet; two-family dwelling > 85 feet; corner lot > 85 feet; without public sewer > 100 feet.
- D. Front Yard: Dwelling - 30 feet. All other principal uses - 50 feet.
- E. Side Yards: 8 feet each side for dwelling; 3 feet for any accessory building. All other principal uses - 50 feet.
- F. Rear Yard: Dwelling - 35 feet. All other principal uses - 50 feet.
- G. Maximum Height: Principal building - 35 feet; Accessory building - 14 feet.
- H. Maximum Number of Stories: Principal building - 2½ stories; Accessory building - 1 story.
- I. Accessory Buildings: Maximum area for accessory Garage – 1,000 sq. ft. Maximum area for Yard shed – 160 sq. ft.

## Summary of R-2 Bulk Regulations:

(A) Minimum Lot Area	8,750 sq. ft. 10,500 sq. ft. for two family dwellings 20,000 sq. ft. where sanitary not available
(B) Maximum Density	5 units per acre
(C) Minimum Floor Area	1150 sq. ft., single family 800 sq. ft., first floor of single family 750 sq. ft. for two-family 550 sq. ft., first floor of two-family
(D) Lot Width	70 ft., single family 85 ft., two-family 85 ft. for corner lots 100 ft. if no sanitary sewer not available
(E) Front Yard	30 ft. for dwellings (25 ft.) 50 ft. for any permitted use other than dwellings
(F) Side Yard	8 ft. each side 3 ft. accessory buildings 50 ft. for any permitted use other than dwellings
(G) Rear Yard	35 ft. for single family 3 ft. accessory buildings 50 ft. for any permitted use other than dwellings
(H) Maximum Height	35 ft. principal buildings 14 ft. accessory buildings
(I) Maximum Stories	2½ stories for principal buildings 1 story for accessory buildings
(J) Accessory Buildings	1,000 sq. ft – Maximum Area for Accessory Garage 160 sq. ft. – Maximum Area for Yard Shed

5. **Off Street Parking and Loading.** See Chapter 165 Article 4.

**Section 4. R-3 MULTI-FAMILY RESIDENTIAL.** The “R-3” District is intended and designed to provide for certain medium density residential areas of the City now developed with one-family, two-family and multiple-family dwellings, and areas where similar residential development seems likely to occur.

1. **Principal Permitted Uses.** Only the uses of structures or land listed in this section shall be permitted in the “R-3” District.

A. One-family dwellings, to include manufactured homes and family homes in accordance with the following definitions:

(1) Manufactured home, provided it is located and installed according to the same standards for a foundation system, setback, and minimum square footage which would apply to a site-built, single-family dwelling on the same lot. “Manufactured home” means a structure built according to construction standards promulgated by the United States Department of Housing and Urban Development under authority of 42 U.S.C. Sec. 5403.

(2) Family homes, a community based residential home which is licensed as a residential care facility or as a child foster care facility to provide room and board, personal care, rehabilitation services, and supervision in a family environment exclusively for not more than eight developmentally disabled persons and any necessary support personnel.

B. Two-family dwellings.

C. Multiple-family dwellings, including row housing, cooperative apartment houses and condominium units. (Maximum of six units per row.)

D. Alterations and conversions of single-family dwellings into two-family dwellings in accordance with the lot area, frontage and yard requirements as set forth in this section and the fire separation provisions of the Building Code.

E. Boarding and rooming houses.

F. Churches, cathedrals, temples, and similar places of worship, provided that all principal buildings be set back a minimum of fifty (50) feet from all property lines.

G. Publicly owned museums, libraries, parks and playgrounds, community centers and similar uses.

- H. Publicly owned golf courses, country clubs, tennis courts and similar recreational uses, provided that any such use be not operated primarily for commercial gain.
- I. Public and parochial schools, elementary and secondary, and other educational institutions having established current curriculum the same as ordinarily given in the Southeast Polk public school system, but excluding boarding schools, nursery schools and child care centers, provided that all principal buildings are set back a minimum of fifty (50) feet from all property lines.
- J. Zero lot line dwellings, including semi-detached duplex and townhomes, of not more than six (6) units in a continuous row.
- K. Nursing, convalescent and retirement homes.
- L. Child care centers and nursery schools.

## 2. Permitted Accessory Uses.

- A. Uses of land and or structures customarily incidental and subordinate to one of the principal permitted uses, unless otherwise excluded.
- B. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work.
- C. Private swimming pools when enclosed by a non-climbable fence at least six (6) feet in height.
- D. Private plant nurseries and greenhouses not exceeding two hundred forty (240) square feet of floor area and not involving retail or wholesale sales.
- E. TV Dish Antennas in accordance with Chapter 165 Article 4 of the Zoning Code - General Regulations.
- F. Accessory uses in the "R-3" District are exempt from the size limitations contained in Chapter 165 Article 4.
- G. Signs in accordance with Chapter 165 Article 1 of this Code of Ordinances.

## 3. Permitted Conditional Uses.

- A. Home occupations. A conditional use permit must be applied for and received from the Board of Adjustment for a home occupation which does not meet the requirements set forth in Chapter 165 Article 4 of the Zoning Code - General Regulations.
- B. Communication towers (freestanding type), see Chapter 165 Article 4 of the Zoning Code – General Regulations.

- C. Communication towers (building-supported type), see Chapter 165 Article 4 of the Zoning Code – General Regulations.
  - D. Wind Energy Conversion Systems (WECS), see Chapter 165 Article 4 of the Zoning Code – General Regulations.
4. **Bulk Regulations.** The following minimum requirements shall be observed, subject to the modifications contained in Chapter 165 Article 4.
- A. Minimum Lot Area: 9,000 square feet.
  - B. Maximum Density: 20 dwelling units per acre.
  - C. Minimum Floor Area: Single-family - 1150 square feet; two-family - 900 square feet per unit; if building is 2 or more stories, minimum first floor area is 800 square feet for single-family and 550 square feet for two-family; multiple-family - no living space requirements.
  - D. Lot Width: Single-family – 70 feet; two-family – 85 feet; multi-family - 85 feet; corner lot - 85 feet.
  - E. Front Yard: Single-family and two-family - 30 feet; all other uses – 50 feet..
  - F. Side Yards: Single-family and two-family – 8 feet on each side; multiple-family - 11 feet on each side; other principal permitted uses - 50 feet.
  - G. Rear Yard: Single-family and two-family - 35 feet; other principal permitted uses – 50 feet.
  - H. Maximum Height: Principal building - 45 feet; Accessory building - 14 feet.
  - I. Maximum Number of Stories: Principal building - 3 stories; Accessory building - 1 story.
  - J. Additional requirements for multi-family dwellings:
    - 1.) Site Plan submittal per Chapter 165 Article 6.
    - 2.) 20% open space as a minimum.
    - 3.) Landscaping per Chapter 165 Article 4.
    - 4.) Public Improvements per City specifications.
    - 5.) Public streets and utilities required for Townhomes.
    - 6.) Private drives, parking and utilities allowed for Condominiums.
    - 7.) 30 foot buffer where adjacent to single family or two-family residential.
    - 8.) Multi-family dwellings only permitted on platted lots of record.

## Summary of R-3 Bulk Regulations:

(A) Minimum Lot Area	9,000 sq. ft.
(B) Maximum Density	20 units per acre
(C) Minimum Floor Area	1150 sq. ft., single family 800 sq. ft., first floor of single family 750 sq. ft. for two-family 550 sq. ft., first floor of two-family none – multi-family
(D) Lot Width	70 ft., single family 85 ft., two-family 85 ft., multi. family 5 ft. for corner lots 100 ft. if no sanitary sewer not available
(E) Front Yard	30 ft. for dwellings 50 ft. for any permitted use other than dwellings
(F) Side Yard	8 ft. each side, single family, two-family 11ft. each side, multi. family 3 ft. accessory buildings 50 ft. for all other permitted uses
(G) Rear Yard	35 ft. for single/two family 3 ft. accessory buildings 50 ft. for any permitted use other than single/two family
(H) Maximum Height	35 ft. principal buildings 14 ft. accessory buildings
(I) Maximum Stories	3 stories for principal buildings 1 story for accessory buildings

4. **Off Street Parking and Loading.** See Chapter 165 Article 4.

5. **Zero Lot Line Requirements.** Townhomes, Condominiums, and semidetached duplexes, cooperatives, or any other form of attached real property transfer which utilize shared walls as part of the structure shall conform with the following requirements:

A. Covenants must be submitted which address all legal implications associated with shared walls.

B. Prior to construction, a registered land surveyor shall precisely stake the location of the structures. Verification shall be submitted to the building department prior to receiving a building permit.

C. Filing Requirements:

- (1) Townhomes or any shared wall units where the property is transferred is subject to the following: Prior to filing or recording any documents relating to townhome ownership with the State or County officers, the declarant shall file with the City the townhome instruments, including any Declaration of Covenants and Restrictions, Articles of Incorporation, and By-Laws.
- (2) Condominiums or any shared wall units where the property is not transferred is subject to the following: Prior to filing or recording any documents relating to townhome ownership with the State or County officers, the declarant shall file with the City the condominium instruments including the Declaration of Covenants and Restrictions, By-Laws, Plats, and Condominium Disclosure Statement or Articles of Cooperation.

**Section 5. R-4 MOBILE HOME PARK RESIDENTIAL.** The “R-4” District is intended to provide for certain medium density residential areas of the City, which by reason of their design and location, are suitable for mobile home development and which are compatible with surrounding residential areas. For this section only, the term “park” shall refer to the entire mobile home park area and the term “lot” shall refer to an individual mobile home stall rented within the park.

1. **Principal Permitted Uses.** Mobile home parks, in accordance with regulations of the State and minimum requirements contained herein, but not including mobile home sales and display areas. No part of any park shall be used for non-residential purposes except such uses that are required for the direct servicing and well-being of park residents, such as a community building, and for the management and maintenance of the park. This shall in no way prohibit the sale by a resident owner of a mobile home located on a mobile home stand and connected to the pertinent utilities.
2. **Accessory Uses.**
  - A. Accessory uses may include common facility service buildings which provide laundry facilities, accessory supplies, vending machines, etc.; also park management buildings, maintenance buildings, community buildings, and other uses of a similar nature. All such buildings shall be located within the central “park” area, shall be restricted to the use of the park occupants and shall be subject to approval of the Council.
  - B. Signs in accordance with Chapter 165 Article 1 of this Ordinance.
3. **Plan Submittal.** Each petition for a change to the “R-4” zoning classification shall be accompanied by a “Sketch Plan.” The sketch plan shall show each mobile home space, the water, electrical and sewer lines serving each mobile home space, the location of garbage receptacles, water hydrants, service buildings, driveways, walkways, recreation areas, playgrounds, required yards, existing and proposed grading, parking facilities, storm shelter, lighting, landscaping, and the location of existing trees, buildings or other significant features. Prior to development a Site Plan must be submitted. The Site Plan will be considered by the Commission and the Council, who may approve or disapprove the plan or require such changes thereto as deemed necessary. The Site Plan shall be accompanied by a covenant to run with the land, in favor of the City and all persons having a possessory interest in any portion of the mobile home park, that the owner or owners of the park or their successors in interest will maintain all interior streets, parking areas, sidewalks and plantings in compliance with City ordinances and the Site Plan as approved by the Council, which covenant shall be recorded in the office of the Polk County Recorder, at Park Owner’s expense.

4. **Bulk Requirements.** *(Refer to Chp.165 Art. 2, General Provisions: Figure-K)*
- A. **Minimum Park Area:** A proposed mobile home park shall have a minimum area of five (5) acres.
  - B. **Maximum Park Density:** The maximum density allowed for the gross development area shall be seven (7) mobile home units per gross acre.
  - C. **Park Setbacks:** A mobile home park shall have a perimeter yard setback of not less than thirty-five (35) feet. No part or any mobile home lot shall be located in the perimeter setback. In addition, no part of any mobile home lot shall be located closer than seventy-five (75) feet to any public street upon which the park adjoins. Interior park streets may be located within the setback areas.
  - D. **Minimum Lot Area:** Each individual mobile home lot shall contain not less than five thousand (5,000) square feet in area with a minimum depth of one hundred (100) feet.
  - E. **Front Yard:** Each lot shall have a front yard not less than twenty (20) feet in depth measured from the edge of the surfaced private street to the closest point of the lower face of the mobile home.
  - F. **Side Yard:** Side yards shall be provided and maintained so as to provide a minimum separation at the nearest point between mobile homes, and other buildings and structures on adjoining lots of at least twenty-five (25) feet, however, side yards as so described shall not be less than seven (7) feet.
  - G. **Rear Yard:** Rear yards shall be provided and maintained so as to provide a minimum separation at the nearest point between mobile homes, and other buildings and structures on adjoining lots of at least twenty-five (25) feet, however, rear yards as so described shall not be less than ten (10) feet, for any structure.
  - H. **Open Space:** A minimum of 250 square feet for each lot shall be provided for one or more open spaces which shall be easily accessible to all park residents. The required yards and setbacks (including the perimeter setback) shall not be computed as part of the required open space area. An open space is defined as land which is specifically set aside for leisure or recreational uses.
  - I. **Height Regulations:** Maximum height of twenty (20) feet for mobile or modular homes; thirty-five (35) feet for service buildings, park offices, maintenance buildings, community buildings, and storm shelters; fourteen (14) feet for accessory buildings such as garages.

J. **Accessory Buildings:** Maximum area for accessory Garage – 1,000 sq. ft. Maximum area for Yard shed – 160 sq. ft.

Summary of R-4 Bulk Regulations:

(A) Minimum Park Area	5 acres (217,800 sq. ft.)
(B) Maximum Park Density	7 units per acre
(C) Park Setbacks	35 ft. yard required around perimeter of park 75 ft. setback from adjoining street(s)
(D) Minimum Lot Area	5000 sq. ft. 100 ft. depth minimum
(E) Front Yard	20 ft.
(F) Side Yard	Minimum building separation of 25 ft. 7 ft. side yard
(G) Rear Yard	Minimum building separation of 25 ft. 10 ft. rear yard
(H) Open Space	250 sq. ft. per lot
(I) Maximum Height	20 ft. mobile/modular units 35 ft. service, maintenance, and community bldgs. 14 ft. accessory structures
(J) Accessory Buildings	1,000 sq. ft – Maximum Area for Accessory Garage 160 sq. ft. – Maximum Area for Yard Shed

5. **Parking.** A minimum of two (2) off-street car spaces directly accessible to the private street for each mobile home lot shall be provided. Garage stalls shall not count toward the minimum off-street parking requirements. These required parking spaces, or parking areas, shall be so located as to provide convenient access to the mobile homes but shall not exceed a distance of two hundred (200) feet from the mobile home that it is intended to serve. All parking areas shall be constructed with a concrete or asphalt concrete surface. Parking stalls shall be a minimum of 9½ feet in width by 20 feet in length.
6. **Streets.** The entrance road connecting the park streets with a public street shall have a minimum road pavement width of thirty-one (31) feet, measured back to back of curbs. All interior streets shall be not less than twenty-six (26) feet in width, measured back to back of curbs. All streets shall be constructed in accordance with appropriate ordinances and specifications of the City.
7. **Anchoring and Skirting.**

- A. Tie-downs or anchors shall be provided on every mobile home stand. Each tie-down or anchor must be able to sustain a minimum tensile strength of 2,800 pounds.
  - B. Skirting of a permanent type material and construction shall be installed within ninety (90) days to enclose the open space between the bottom of a mobile home floor and the grade level of the mobile home stand. This skirting shall be maintained in an attractive manner consistent with the exterior of the mobile home and to preserve the appearance of the mobile home park.
8. **Utilities.** Sewer and water facilities shall be provided for each mobile home lot in accordance with the requirements of the Iowa State Department of Health. All units shall be individually metered in accordance with City Regulations. All mobile home developments must be connected to the municipal sanitary sewer system and the municipal water system. All electrical and telephone lines shall be placed underground. All gas lines shall be black steel, 120#. Each unit shall have an accessible Water shut off valve as approved by the City Water Department.
9. **Storm Shelters.** Mobile homes are extremely vulnerable to tornadoes and other high wind conditions. The greatest number of casualties in tornadoes generally come from mobile home developments. This is primarily due to the fact that the mobile home is usually not anchored to as firm of a foundation as a regularly constructed building and can not take the impact of the extremely high winds and the accompanying flying debris. Tie-downs do not greatly increase the stability in extremely high wind or tornado type conditions, though may be fully adequate for lesser wind and thunderstorm conditions. Another concern in mobile home developments is the closeness of the units which causes additional damage. When one home is destroyed by the winds, the debris is forced into the next subsequent unit and thereby weakening them in a domino type effect, increasing both the loss to property and the residents.

Every mobile home park of ten (10) or more lots which is constructed after **September 1, 2003**, shall be provided with above or below-grade storm shelters that conform to the following requirements:

- A. A minimum floor area of 12 square feet shall be provided for each lot located in the mobile home park.
- B. Shelters shall be centrally located to provide a minimum travel distance of not more than six-hundred (600) feet from any mobile home space. It may be necessary to provide more than one shelter.
- C. Shelters shall not be located in flood prone areas.

- D. Shelters shall be designed and constructed to meet all applicable requirements of the Americans with Disabilities Act (ADA).
- E. Shelters shall be designed by a licensed structural engineer or architect and built in accordance with plans sealed by said structural engineer or architect
- F. A shelter may be utilized for other purposes which are allowed as accessory uses in this district; with the exception that the required minimum floor area shall not be infringed, nor shall the function of the structure as a storm shelter be limited in any way.
- G. Shelters shall remain accessible at all hours.
- H. For any addition of 10 or more lots to any existing mobile home park, a storm shelter which complies with the general requirements of this ordinance shall be provided to serve such additional lots. For any addition of fewer than 10 lots to an existing mobile home park which otherwise complies with the requirements of this section, there is no requirement that an additional shelter be provided to serve such additional lots. Provided, however, that when two or more such additions occur which result in a cumulative addition of 10 or more lots, a storm shelter shall be provided to serve such additional lots.