

1 **ARTICLE VIII. MH-1 MANUFACTURED HOME (MOBILE HOME) PARK OR SUBDIVISION DISTRICT**

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3 A. Statement of Intent:

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5 1. This district is intended to provide for areas of quality affordable housing in Greene County.
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7 2. The district is further intended to eliminate manufactured housing from commercial districts, and
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9 3. To require said housing to be located in areas where public sewer and water are available.
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11 **Section 1. Principal Permitted Uses**

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13 A. Manufactured home parks.
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15 B. Manufactured home subdivisions.
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17 C. Modular homes.
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19 D. Single-family detached dwellings, (subdivisions only)
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21 E. Neighborhood parks, swimming pools, playgrounds, recreational and community center buildings and grounds, public
22 golf courses, tennis courts and similar recreational uses,
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24 1. all of a noncommercial nature.
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26 F. Residential group homes in accordance with Article IV, Section 29.
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28 G. Public utilities, essential services, and other uses in accordance with Article IV, Section 30.
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30 **Section 2. Accessory Uses - Distance Requirements - Reference General Provisions**

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32 A. Accessory uses, buildings, and structures customarily incidental to any of the aforesaid permitted uses, including:
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34 1. Home occupations,
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36 2. Temporary real estate signs and small announcement signs,
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38 3. Temporary buildings for uses incidental to the permitted principal use of a single-family dwelling,
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40 4. Swimming pool, incidental to the permitted principal use of a single-family dwelling,
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42 5. Day care homes if not more than six (6) children are kept, subject to state licensing requirements,
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44 6. Accessory Structures. Awnings, storage cabinets and buildings, fences or windbreaks, carports, garages,
45 porches, greenhouses, and other accessory structures.
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1 **Section 3. Conditional Uses Requiring Board of Zoning Adjustment Authorization**

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- 3 A. Day care group homes if not more than ten (10) children are kept, subject to state licensing requirements.
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- 5 B. Public utility structures or uses subject to the provisions set by the Board (of Zoning Adjustment).
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- 7 C. Churches and other places of worship, including parish houses and Sunday schools, but
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- 9 1. excluding overnight shelters and temporary outdoor revivals,
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- 11 2. on a minimum of two (2) acres of land, to provide sufficient land area for off-street parking, buffer yards
- 12 and proper site design to lessen possible adverse impacts on adjoining properties.
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14 **Section 4. Special Provisions**

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- 16 A. Common Open Space.
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- 18 1. All mobile home parks and subdivisions shall provide for common open space at the rate of three hundred
- 19 (300) square feet per site or lot, or twenty thousand (20,000) square feet, whichever is greater.
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- 21 2. At least fifty (50) percent of the common open space shall be suitable for active recreation such as play-
- 22 grounds, swimming pools, or ball fields.
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- 24 3. The common open space shall be landscaped, improved and maintained prior to the issuance of building
- 25 permits.
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- 27 4. Perimeter buffer yards and streets shall not be used to satisfy the common open space requirements.
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1 B. Perimeter Treatment.

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- 3 1. All mobile home parks and subdivisions shall provide a completely landscaped and maintained setback
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- 5 a. of at least thirty (30) feet from a public right of way, and
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- 7 b. a setback of at least twenty (20) feet from any other abutting property line.
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- 9 c. The setback areas may be included as parts of adjacent lots but shall not be included as part of the
- 10 required minimum area.
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- 12 d. No structure shall be allowed in the setback area.
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- 14 2. Landscaping in the perimeter area shall consist of the following:
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- 16 a. Deciduous and/or evergreen trees spaced not more than thirty-two (32) feet apart all of which grow
- 17 to a height of five (5) feet or more after one full growing season.
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- 19 b. At least one row of shrubs spaced not more than eight (8) feet apart.
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- 21 3. Where the adjoining land use is a street with a functional classification of arterial or higher, a six (6) foot
- 22 solid wall or fence shall be provided to the aforementioned landscaping.
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- 24 4. The perimeter area may include other trees, shrubbery, benches, fences, etc.

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26 C. Parking.

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- 28 1. Each site or lot shall contain at least two (2) paved parking spaces.
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30 D. Streets and drainage.

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- 32 1. All streets and stormwater drainage structures, whether public or private, shall be constructed to Greene
- 33 County Design Standards for Public Improvements.
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- 35 a. Streets shall measure twenty-five (25) feet from back of curb to back of curb.
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- 37 2. Each site or lot shall be directly accessible from an internal street with no direct access to any other street.
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- 39 3. All streets, drainage facilities and utilities must be constructed and approved prior to issuance of any permit
- 40 to locate a manufactured home in any manufactured home park.
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42 E. Sidewalks.

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- 44 1. A three (3) foot wide concrete sidewalk shall be provided on one side of all streets to provide safe and
- 45 convenient pedestrian access to all common open space.
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- 1 F. Utilities.
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- 3 1. All units in all mobile home parks or subdivisions shall be connected to a municipal sewer system.
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- 5 2. All units in all mobile home parks or subdivisions shall be connected to a public water system or State ap-
- 6 proved well.
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- 8 a. Fire hydrants shall be provided at six hundred (600) foot intervals, design to be approved by the
- 9 Planning Department.
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- 11 G. Lighting - Streets and sidewalks shall be lighted during hours of darkness.
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13 **Section 5. Design Requirements**

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- 15 A. Minimum Park or Subdivision Size - 5 acres.
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- 17 B. Minimum Individual Site or Lot Size - 4000 Square Feet.
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- 19 C. No mobile home may be occupied until having received an occupancy permit from the Greene County Building
- 20 Department.
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	Area	Minimum Frontage	Front Yard Depth	Side Yard Width	Side Yard Width - Both Sides	Rear Yard Depth
23 Individual	4000	40 feet	20 feet	6 feet	Side yards may be reduced to zero lot lines with the other side yard not less than twelve (12) feet.	10 feet
24 Home site- Lot size	Sq. ft.					
25					Two lots may not share the same zero lot line.	

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