

ARTICLE 14-7

RMH-1 MOBILE HOME SUBDIVISION DISTRICT

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14-7-1 INTENT

This district comprises areas suitable for placement and occupancy of mobile homes for residential purposes on individually owned lots in mobile home subdivisions. Regulations are designed to stabilize and protect the residential character of the district and to promote compatibility with adjacent districts.

14-7-2 PERMITTED PRINCIPAL USES

- A. One mobile home per lot.
- B. Churches, synagogues, temples, chapels, or similar places of worship, and related facilities, subject to review and approval of vehicular access by the City Engineer. Appeals from the application of these requirements may be made following the provisions of Section 14-32-5. (Ord. No. 01-166)

14-7-3 PERMITTED CONDITIONAL USES

- A. Any use permitted in any R1-8 single-family residential district, in accordance with all regulations pertaining hereto in such district.
- B. Recreational areas, facilities and buildings; offices; service buildings and yards, subject to approval by the Commission of the proposed site development plans; provided that the primary purpose of any such use is service to residents of the subdivision.

- C. Day Care Group Homes with five (5) or more children, in accordance with Article 14-3, General Provisions, Section 14-3-12, "Group Homes, Day Care Group Homes, Group Care Facilities, and Community Residential Setting Facilities," subsection 14-3-12 (B), Day Care Group Homes" and provided that the residence is a single-family detached dwelling. (Ord. No. 02-85)

14-7-4 PERMITTED ACCESSORY USES (Ord. No. 98-18)

- A. One attached carport, one attached cabana, ramada or covered patio, one detached storage room per mobile home, and day care for four (4) or less children.
- B. Storage or parking of recreational vehicles and utility trailers, in accordance with Chapter 14 Motor Vehicles and Traffic of Peoria City Code (1992 Edition).

14-7-5 PROPERTY DEVELOPMENT STANDARDS FOR MOBILE HOME SUBDIVISIONS

- A. *Minimum lot size.* Seven thousand (7000) square feet.
- B. *Minimum lot width.* Sixty (60) feet.
- C. *Minimum setback of any building or mobile home from district boundary line or street abutting the subdivision.* Twenty-five (25) feet.
- D. *Minimum front setback from interior streets.* Twenty (20) feet.
- E. *Minimum rear yard.* Thirty (30) feet.
- F. *Minimum side yard.* Four (4) feet least single side yard, thirteen (13) feet total side yards.

14-7-6 PROPERTY DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS

- A. *Maximum height.* Fifteen (15) feet above grade.
- B. *Accessory buildings,* whether attached or detached, shall not be erected in any required front or side yard, except as otherwise provided in this chapter.
- C. *Corner lot.* On a corner lot adjoining a key lot and not separated there from by an alley, any detached accessory building shall be set back from the rear lot line a distance not less than the width of the least required side yard applicable to the principal building. On a corner lot having its rear lot line abutting an alley line, detached accessory buildings shall be set back from the rear lot line not less than three (3) feet.

14-7-7 GENERAL REGULATIONS

- A. *Rezoning procedure.* Requests for rezoning to RMH-I mobile home subdivision district shall be accompanied by application for preliminary plat approval prepared in accordance with this chapter and Chapter 24 Subdivision. Approval of re-zoning to RMH-I shall be contingent on approval of the proposed preliminary plat; provided further that such re-zoning shall become null and void and revert to the original zoning in the event preliminary plat approval expires prior to filing of a final plat. (Ord. No. 03-06)
- B. No accessory building on a mobile home lot shall be used for sleeping or living purposes.
- C. Expandable sections of mobile homes shall be considered as part of the mobile home proper.
- D. Every mobile home shall be permanently connected to electric power, water supply, sewage disposal, gas and telephone service lines in compliance with applicable City codes, and all utility distribution and service lines shall be installed underground.