

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

A. Statement of Intent

1. This district is intended to provide for areas of quality affordable housing in Greene County.
2. The district is further intended to eliminate manufactured housing from commercial districts; and
3. To require said housing to be located in areas where public sewer and water are available.

Section 1. Principal Permitted Uses

- A. Manufactured home parks.
- B. Manufactured home subdivisions.
- C. Modular homes.
- D. Single-family detached dwellings (subdivisions only).
- E. Neighborhood parks, swimming pools, playgrounds, recreational and community center buildings and grounds, public golf courses, tennis courts, and similar recreational uses;
 1. All of a non-commercial nature.
- F. Residential group homes in accordance with Article IV, Section 29.
- G. Public utilities, essential services, and other uses in accordance with Article IV, Section 30.

Section 2. Accessory Uses - Distance Requirements - Reference General Provisions

- A. Accessory uses, buildings, and structures customarily incidental to any of the aforesaid permitted uses, including:
 1. Residential Home Occupations with receipt of a Home Occupation Permit in accordance with Article IV, Section 22;
 2. Temporary real estate signs and small announcement signs;
 3. Temporary buildings for uses incidental to the permitted principal use of a single-family dwelling;
 4. Swimming pool, incidental to the permitted principal use of a single-family dwelling;
 5. Day care homes if not more than ten (10) children are kept, in addition to those residing on the premises, subject to State licensing requirements; and
 6. Accessory Structures: Awnings, storage cabinets and buildings, fences or windbreaks, carports, garages, porches, greenhouses, and other accessory structures.

Section 3. Conditional Uses Requiring Board of Zoning Adjustment Authorization

- A. Public utility structures or uses subject to the provisions set by the Board (of Zoning Adjustment).
- B. Churches and other places of worship, including parish houses and Sunday schools;
 1. Excluding overnight shelters and temporary outdoor revivals; and
 2. On a minimum of two (2) acres of land, to provide sufficient land area for off-street parking, bufferyards, and proper site design to lessen possible adverse impacts on adjoining properties.

Section 4. Special Provisions

A. Common Open Space

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

B. Perimeter Treatment

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

C. Parking

1. Each site or lot shall contain at least two (2) paved parking spaces.

D. Streets and Drainage

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

E. Sidewalks

1. A three (3) foot wide concrete sidewalk shall be provided on one (1) side of all streets to provide safe and convenient pedestrian access to all common open space.

F. Utilities

1. All units in all mobile home parks or subdivisions shall be connected to a municipal sewer system.
2. All units in all mobile home parks or subdivisions shall be connected to a public water system or State-approved well.
 - a. Fire hydrants shall be provided at six hundred (600) foot intervals, design to be approved by the Planning Department.

G. Lighting: Streets and sidewalks shall be lighted during hours of darkness.

Section 5. Design Requirements

- A. Minimum Park or Subdivision Size: Five (5) acres.
- B. Minimum Individual Site or Lot Size: Four thousand (4,000) square feet.
- C. No mobile home may be occupied until having received an occupancy permit from the Greene County Building Department.

	Area	Minimum Frontage	Front Yard Depth	Side Yard Width	Side Yard Width – Both Sides	Rear Yard Depth
Individual home site – lot size	4,000 sq. ft.	40 ft.	20 ft.	6 ft.	Side yards may be reduced to zero lot lines with the other side yard not less than twelve (12) feet.	10 ft.
					Two (2) lots may not share the same zero lot line.	

In addition, no structure may be erected closer to the center line of an existing or planned street than as prescribed below.

Street Classification	Required Setback from Right-of-way Center Line
Freeway	150 feet plus the required yard setback
Expressway	65 feet plus the required yard setback
Primary Arterial	55 feet plus the required yard setback
Secondary Arterial	40 feet plus the required yard setback
Collector	35 feet plus the required yard setback
Commercial/ Industrial Local	30 feet plus the required yard setback
Residential Local	25 feet plus the required yard setback
Highway Access Road	20 feet plus the required yard setback