

1001.15 R-6, RESIDENTIAL MANUFACTURED HOME PARK

Subd. 1. Purpose. The purpose of the R-6, Residential Manufactured Home Park is to create, preserve, and enhance areas for manufactured home park development at densities of six to nine dwelling units per acre for both permanent and more transient families. No other structures of a residential type are allowed, except as provided for in the manufactured home section. It is appropriate only in areas served by public utilities, with good accessibility to thoroughfares, and where such development is within the manufactured home residential areas in the comprehensive plan.

Subd. 2. Permitted Uses. Subject to applicable provisions of this Chapter, the following are permitted uses in the R-6 District:

- A. Convalescent and nursing homes.
- B. Day care center and nursery school when operated in churches or public or private schools.
- C. Golf courses (except club houses, miniature courses and driving tees operated for commercial purposes).
- D. Manufactured home parks.
- E. Two family dwellings.

Subd. 3. Interim Uses. Subject to applicable provisions of this Chapter, the following are interim uses in the R-6 District and are governed by Section 1001.03, Subd. 6 of this Chapter.

- ²³A. None.

Subd. 4. Accessory Uses. Subject to applicable provisions of this Chapter, the following are permitted accessory uses in the R-6 District:

- A. All accessory uses allowed in an R-3 District.

Subd. 5. Conditional Uses. Subject to applicable provisions of this Chapter, the following are conditional uses in an R-6 District. (Requires a conditional use permit based upon procedures set forth and regulated by this Chapter.)

- A. All conditionally permitted uses within an R-3 District.

³³ B. Outdoor sales and display of manufactured homes on manufactured home lots provided that:

1. The number of manufactured home lots used for outdoor sales area shall not exceed five (5) percent of the total manufactured home lots within the manufactured home park. This does not include private homeowners.
2. The manufactured homes offered for sale shall be located upon manufactured home lots and shall comply with applicable minimum lot area requirements.
3. The manufactured homes offered for sale shall comply with all setback requirements.
4. The manufactured homes offered for sale shall comply with all applicable building codes.
5. No additional signage other than that allowed by Section 1001.08 of this Chapter.
6. Provision shall be made for off-street parking of customer parking so as not to affect access and circulation within the site or on the public street.

Subd. 6. Lot Area and Setback Requirements. The following minimum requirements shall be observed in an R-6 District subject to additional requirements, exceptions and modifications set forth in this Chapter.

A. Lot Area Requirements:

1. Lot Area:
 - a. Single Family: Not less than five thousand two hundred (5,200) square feet.
 - b. Other Uses: Not less than three (3) acres.
2. Lot Width:
 - a. Single Family: Not less than fifty (50) feet.
 - b. Other Uses: Not less than two hundred (200) feet.

3. Lot Depth:
 - a. Single Family: Not less than one hundred (100) feet.
 - b. Other Uses: Not less than two hundred (200) feet.

B. Principal Structure Setback Requirements.

1. Front Yard:
 - a. Dwellings abutting an Arterial Street: Not less than fifty (50) feet.
 - b. One or Two Family: Not less than fifteen (15) feet.
 - c. Over Two Family: Not less than fifty (50) feet.
 - d. Other Uses: Not less than fifty (50) feet.
2. Side Yard:
 - a. One or Two Family: Not less than ten (10) feet.
 - b. Over Two Family: Not less than twenty (20) feet.
 - c. Other Uses abutting residences: Not less than fifty (50) feet.
 - d. Other Uses: Not less than thirty (30) feet.
 - e. Detached accessory uses: Not less than ten (10) feet.
 - f. Attached accessory uses: Not less than ten (10) feet.
3. Rear Yard:
 - a. One or Two Family: Not less than fifteen (15) feet.
 - b. Over Two Family: Not less than twenty-five (25) feet.
 - c. Other Uses abutting residences: Not less than fifty (50) feet.
 - d. Other Uses: Not less than thirty (30) feet.
 - e. Detached accessory uses: Not less than fifteen (15) feet.
 - f. Abutting an Arterial Street: Not less than fifty (50) feet.

Subd. 7. Lot Coverage and Height. The following lot coverage and height requirements shall be observed in an R-6 District.

- A. Maximum lot coverage of all structures shall not exceed thirty (30) percent.
- B. All principal structures shall be limited to a maximum height of thirty-five (35) feet.
- C. All accessory structures shall be limited to a maximum height of twenty-five (25) feet.