

CHAPTER 28

RMH-1 RESIDENTIAL MODULAR HOME DISTRICT

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SECTION 2800 GENERAL DESCRIPTION

Description

Modular Homes within the City of Coweta shall be limited to residential modular home developments in which there is one land owner, or residential modular home subdivisions, as set forth below. This zoning district is intended to provide for modular homes in a modular home subdivisions as an alternate living style and dwelling type to conventional residential single Family housing. The purpose of this district is to provide a grouping of modular home sites within the setting of a modular home developments which has the necessary improvements and amenities to provide a suitable living environment for its residents. A minimum size for individual modular home lot is required so that overcrowding is prevented and minimum levels of privacy are maintained. The principal use of land is for modular single family dwellings and related recreational, religious and educational facilities normally required to provide the basic elements of a balanced and attractive residential area. These areas are intended to be defined and protected from the encroachment of uses not performing a function necessary to the residential environment. Internal stability, attractiveness, order and efficiency is encouraged by providing for adequate light, air and open space for dwelling and related facilities and through consideration of the proper functional relationship of each element.

SECTION 2810 PERMITTED PRINCIPAL USES

Included Uses

Principal uses permitted in the RMH-1 Residential Modular Home districts are as follows:

- (a) Detached single family, Modular Home: These factory built homes are built to state, local or regional code where the home will be located. Modules are transported to the site and installed.
- (b) General purpose farm or garden, but not the raising of livestock or poultry.
- (c) Temporary buildings used specifically for construction purposes only, (not for living

purposes) which shall be removed upon completion or abandonment of construction work.

- (d) Foster home.
- (e) Neighborhood group home subject to the provisions of Section 209.
- (f) Public park or playground.
- (g) Fire Stations.

Use Condition

A single-family detached dwelling and Foster home shall:

1. All dwellings shall be attached to a conventional permanent foundation;
2. Utilize customary residential exterior finishing materials as defined herein;
3. Have a core area of living space at least 20 feet by 20 feet in size exclusive of an attached garage; and
4. Meet all other City Codes and Ordinances.

SECTION 2820 PERMITTED ACCESSORY USES AND STRUCTURES

Accessory uses and structures customarily incident to a permitted principal use in Residential Modular Home districts are permitted in such districts. In addition, the following uses are permitted as accessory uses:

- (a) Fallout and/or storm shelter.
- (b) Home occupation, subject to the provisions of Section 208.
- (c) Signs subject to the provisions of Chapter 18.
- (d) Family day care home, subject to the provisions of Section 210.

SECTION 2830 USES PERMITTED BY SPECIAL EXCEPTION

The following uses may be permitted as Special Exceptions by the Board of Adjustment in accordance with the provisions contained in Chapter 21.

- (a) Municipal use, public building or public utility which holds the right of eminent domain.
- (b) Public library.

- (c) Private recreational clubs and recreational areas operated by membership organizations for the benefit of their members and not for gain or profit.
- (d) Community group home subject to the provisions of Section 211.
- (e) Children's Day nursery.
- (f) Adult Day Care.
- (g) Care Home.
- (h) Children's Home (i.e. orphanage).
- (i) Accessory buildings in accordance with Section 240.2(e).
- (j) Miniature golf courses.

SECTION 2840 USES PERMITTED BY SPECIFIC USE PERMIT

The following uses may be permitted as Specific Use Permit by the Planning Commission and City Council in accordance with the provisions contained in Chapter 26.

- (a) Cemetery, not including animal cemeteries.
- (b) Church.
- (c) Golf course and driving ranges.
- (d) Public school or school offering general educational courses, the same as ordinarily given in a public school and having no rooms regularly used for housing or sleeping.

SECTION 2850 MINIMUM YARD REQUIREMENTS

- (a) Front yard - The depth of the required front yard shall be determined in the following manner. Measured from the centerline of the abutting street, add 1/2 of the right-of-way designated on the Coweta Major Street and Highway Plan or 25 feet if not designated on the Street and Highway Plan, to the appropriate distance shown below:

<u>Arterial Streets</u>	<u>Non-Arterial Streets</u>
35 feet	25 feet

- (1) When a lot has double frontage, the front yard requirements shall be provided on both streets.
- (b) Side yard - All buildings shall be setback from the side lot line to comply with the following side yard requirements:

- (1) For dwellings located on an interior lot, there shall be a minimum side yard of five (5) feet.
- (2) For unattached buildings accessory to residential uses on an interior lot there shall be a minimum side yard of 5 feet.
- (3) On any corner lot, the depth of the required exterior side yard shall be determined in the following manner: measured from the centerline of the abutting street, add 1/2 of the right-of-way designated in the Coweta Major Street and Highway Plan, or 25 feet if not designated on the Street Plan, to the appropriate distance shown below:

Arterial Streets
20 feet

Non-Arterial Streets
15 feet

The interior side yard requirements shall be 1) for dwellings and accessory buildings, the same as in (1) and (2) above; and 2) for all other principal or accessory building, the same as in (4) below.

- (4) For all other principal or accessory buildings on an interior lot there shall be a minimum setback of fifteen (15) feet.
- (c) Rear yard - There shall be a rear yard for principal buildings of not less than fifteen (15) feet.

Unattached buildings of accessory uses may be located in the rear yard, but shall be setback at least ten (10) feet from the rear property line or outside any utility easement, whichever is greater.

SECTION 2860 MINIMUM LOT AREA

- (a) For each dwelling and buildings accessory thereto, there shall be a lot area of not less than: 5,000 square feet.
- (b) Where a lot has less area than herein required and all the boundary lines of that lot touch lands under other ownership on the effective date of this ordinance, that lot may be used for any of the uses, except churches, permitted by this section.
- (c) For churches and main accessory buildings, other than a dwelling and buildings accessory to the dwelling, the lot area shall be adequate to provide the minimum yards required by this section and the off-street parking areas required in Chapter 17.
- (d) There shall be no more than one (1) dwelling unit and one (1) use per lot in the RMH-1 Residential Modular Home districts.

SECTION 2870 MINIMUM LOT WIDTH AND FRONTAGE

- (a) For dwellings there shall be a minimum lot width at the front building line of fifty (50) feet.

- (b) For uses other than dwellings, the lot width shall be adequate to provide the setbacks required in the Residential Modular Home districts.
- (c) All lots shall abut on a street for a distance of not less than thirty (30) feet.

SECTION 2880 MAXIMUM HEIGHT OF STRUCTURE

No structures shall exceed two and one-half (2 1/2) stories or thirty-five (35) feet in height.