

CHAPTER 7

RMHP-RESIDENTIAL MANUFACTURED HOME PARK RMHS -RESIDENTIAL MANUFACTURED HOME SUBDIVISION

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SECTION 700 GENERAL DESCRIPTION - RESIDENTIAL MANUFACTURED HOME PARK

Description

Manufactured Homes within the City of Coweta shall be limited to either residential manufactured home park developments in which there is one land owner, or residential manufactured home subdivisions, as set forth below. This zoning district is intended to provide for manufactured homes in a manufactured home park as an alternate living style and dwelling type to conventional multi-family housing. The purpose of this district is to provide a grouping of manufactured home sites within the setting of a manufactured home park which has the necessary improvements and amenities to provide a suitable living environment for its residents. A minimum size for individual manufactured home space is required so that overcrowding is prevented and minimum levels of privacy are maintained. A minimum manufactured home park size is established to assure a desirable residential environment is created and to provide separation from neighboring conventional housing areas.

SECTION 705 PERMITTED PRINCIPAL USES

Included Uses

Principal use permitted in the RMHP Residential, Manufactured Home Park district are as follows:

- (a) One family single, double or triple wide manufactured homes or modular home development that consists of two or more tract(s) under common ownership or control which shall be contiguous or separated only by non-arterial streets or alleys, each placed

on permanent foundations, tied-down according to city regulations, with all hitches, wheels and axles removed and the area under the home completely enclosed.

- (b) Public park or playground.

SECTION 710 PERMITTED ACCESSORY USES AND STRUCTURES

Accessory uses and structures customarily incident to a permitted principal use in Residential Manufactured Home Park (RMHP) district are permitted in such district.

Accessory Buildings:

Minimum Area	36 sq. ft.
Maximum Area	100 sq. ft.
Minimum Setback from Space Boundary	5 feet
Minimum Separation from Adjacent Dwelling	10 feet
Maximum Area Under Roof	45% of the Space

*area under roof is the sum of the square footages of the dwelling plus any carport approved by the Board of Adjustment and outdoor shelters, plus any independent accessory buildings.

SECTION 715 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) Those uses permitted as Special Exceptions in the RS-1 Residential Single Family District.
- (b) Those uses allowed as Permitted Principal Uses in the RS-1 Residential Single Family District

SECTION 720 GENERAL REQUIREMENTS

- (a) Minimum internal private street surfacing width - 24 feet.
- (b) All dwellings shall be placed on permanent foundation, all wheels and axles removed. All dwellings shall be certified and display such certification that they have been constructed and comply with the National Mobile Home Construction and Safety Standards.
- (c) One identification sign may be erected on each perimeter street frontage of a manufactured home park. The sign shall not exceed two tenths of a square foot of display surface area per lineal foot of street frontage; provided however, that in no event shall the sign be restricted to less than 32 square feet nor permitted to

exceed 150 square feet of display surface area. The sign shall not exceed 20 feet in height, and illumination, if any shall be by constant light.

SECTION 725 TRACT DEVELOPMENT STANDARDS

Tract Area (min.)	5 acres
Land Area per Dwelling Unit (min.)	6,000 sq. ft.
Tract Width (min.)	200 feet
Setback Abutting a Public Street (min.): distance 1/2 of right of way width designated distance below, or 25 feet, if not designated on the Major Street Plan:	Measured from the centerline; add to the designated on Major Street Plan plus the feet, if not designated on the Major Street Plan:
Abutting an Arterial or a Freeway Service Road:	35 feet
Not abutting an Arterial or Freeway Service Road:	25 feet
Height of Structures:	20 feet maximum (one story)

Common park/recreational open space and facilities (which may include trails, playgrounds, community buildings and tot-lots) shall be delineated and provided on each development established under these regulations equal to at least 6% of the total gross tract area, exclusive of open area on each space.

SECTION 730 INTERNAL SPACE REQUIREMENTS

Exclusive of Streets and Required Open Space

Minimum Space Width	20 feet
Minimum Space Area	1,500 sq. ft
Side Yards (min.)	
One side yard	5 feet
Other side yard	10 feet
Rear yard	10 feet
Front yard	As figured above

Minimum Separation between Dwellings: 15 feet
 Minimum Paved Off Street Parking Spaces per dwelling unit: 2

A paved outdoor living area shall provided on each space and shall be a minimum of 100 square feet and shall have an average dimension of not less than 10 feet. This area may be covered with a roof, subject to limitations imposed by maximum area under roof. Required parking areas and driveways shall not be included as part of this outdoor living area. Parking areas and driveways shall be of all weather all purpose material such as concrete or asphalt.

SECTION 750 General Description - Residential Manufactured Home Subdivision.

Manufactured Homes within the City of Coweta shall be limited to either residential manufactured home park developments, in which there is one land owner, or residential manufactured home subdivisions, as set forth below. A subdivision designed for the sale of lots for the purpose of siting manufactured homes on individual lots, provided that such a development and lots therein shall comply with the requirements set out below as well as the Coweta subdivision Regulations requiring submittal of a subdivision plat incorporating said requirements submitted to and approved by the Planning Commission, City Council and filed of record in the office of the County Clerk.

SECTION 755 Permitted Principal Uses

Principal use permitted in the RMHS Residential, Manufactured Home Subdivision district are as follows:

- (a) Any principal use permitted, other than by Special Exception, in the RS-3 Residential Single Family District.
- (b) One family single, double or triple wide mobile homes or modular homes located on individual lots, placed on permanent foundations, tied-down according to city regulations, with all hitches, wheels and axles removed and the area under the home completely enclosed.

SECTION 760 Permitted Accessory Uses and Structures

Accessory uses and structures customarily incidental to a permitted principal use in Residential Manufactured Home Subdivision (RMHS) District are permitted in such district. In addition, the following uses are permitted as accessory uses:

Accessory Buildings:

Minimum Area	36 sq. ft.
Maximum Area	100 sq. ft.
Minimum Setback from Space Boundary	5 feet
Minimum Separation from Adjacent Dwelling	10 feet
Maximum Area Under Roof	45% of the Space

*area under roof is the sum of the square footages of the dwelling plus any carport approved by the Board of Adjustment and outdoor shelters, plus any independent accessory buildings.

SECTION 765 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) Those uses permitted as Special Exceptions in the RS-1 Residential Single Family District.

SECTION 770 General Requirements

- (1) All dwellings shall be attached to a conventional permanent foundation.
- (2) All manufactured homes placed shall be certified and shall conspicuously display such certification that they have been constructed and comply with the National Mobile Home Construction and Safety Standards, or were constructed after the first edition of said code.
- (3) The tract to be subdivided shall consist of one or more tracts under individual ownership or control which shall be contiguous or separated only by non arterial streets or alleys and have an area of at least 5 acres.
- (4) One identification sign may be erected on each perimeter street frontage of a manufactured home subdivision. The sign shall not exceed two-tenths of a square foot of display surface area per lineal foot of street frontage; provided, however, that in no event shall the sign be restricted to less than 32 square feet nor permitted to exceed 150 square feet of display surface area. The sign shall not exceed 20 feet in height, and illumination, if any, shall be by constant light.

SECTION 775 Tract Development Standards

Tract Area: 5 acres
Lot Area: 5,500 sq. ft.
Structure Height: 35 feet (Maximum)

Livability Space per Dwelling Unit: 2,500 sq. ft.

Setback Abutting a Public Street (min.): Measured from the centerline; add to the distance of right of way width designated on Major Street Plan plus the designated distance below, or 25 feet, if not designated on the Major Street Plan:

Abutting an Arterial or a Freeway Service Road: 35 feet
Not abutting an Arterial or Freeway Service Road: 20 feet.

Side Yards: 5 ft (minimum)
Rear Yards: 15 ft (minimum)

Accessory building setback from side or rear yard: 3 feet (Not Permitted in Front Yard)

Minimum paved off street parking spaces per dwelling unit: 2 spaces. The pavement must be all purpose and all weather such as concrete or asphalt.

SECTION 780 Definitions

Mobile Home: This term used for factory built homes produced prior to June 15, 1976, when the HUD Code went into effect. By 1970, these homes were built to voluntary industry standards that were eventually enforced by 45 states.

Manufactured Home: These are homes built entirely in the factory under a federal building code administered by the U.S. Department of Housing and Urban Development (HUD). The Federal Manufactured Home Construction and Safety Standards (commonly known as the HUD Code) went into effect June 15, 1976. Manufactured homes may be single or multi section and are transported to the site and installed. The federal standards regulate manufactured housing design and construction, strength and durability, transportability, fire resistance, energy efficiency and quality. The HUD Code also sets performance standards for the heating, plumbing, air conditioning, thermal and electrical systems. It is the only federally regulated national building code. On site additions, such as garages, decks and porches, often add to the attractiveness of manufactured homes and must be built to local, state or regional building codes.

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.

Panelized Home: These are factory built homes in which panels - a whole wall with windows, doors, wiring and outside siding - are transported to the site and assembled. The homes must meet state or local building codes where they are sited.

Pre-Cut Homes: This is the name for factory built housing in which building materials are factory cut to design specifications, transported to the site and assembled. Pre-cut homes include kit, log and dome homes. These homes must meet local, state or regional building codes.