

5.4 R-3 – MOBILE HOME SINGLE & MULTIFAMILY DISTRICT

5.4.01 INTENT: The intent of the Mobile Home Single & Multifamily District shall be to provide for mobile home dwellings on leased or owned property in areas where a mobile home court is appropriate, where such development is recognized as being in the best interests of the citizens and taxpayers of Broken Bow.

5.4.02 PERMITTED USES: The following principal uses are permitted in the R-3 District.

1. Mobile home dwellings within a mobile home park.
2. Single family dwelling.
3. Townhouses.
4. Multifamily dwellings.
5. Public school.
6. Public uses: Including but not limited to public parks, playgrounds, recreational uses, fire stations, public utilities and utility distribution systems, community buildings, public buildings.
7. Places of worship such as churches and synagogues.

5.4.03 PERMITTED ACCESSORY USES AND STRUCTURES: The following accessory buildings and uses are permitted in the R-3 District.

1. Accessory uses and structures normally appurtenant to the permitted uses and structures and to uses and structures permitted as conditional uses including decks, gazebos, gardens and small greenhouses.
2. Private swimming pools (above or below ground), tennis courts, and other recreational facilities in conjunction with a residence.
3. Temporary buildings incidental to construction work where such buildings or structures are removed upon completion of work.
4. Home occupation.
5. Signs as provided for in Article 8.
6. Parking as provided for in Article 7.

5.4.04 CONDITIONAL USES: The following uses are subject to any conditions listed in this Resolution and are subject to conditions relating to the placement of said use on a specific tract of ground in the R-3 District.

1. Buildings and uses customarily incidental to the permitted uses.
2. Mobile Home Park, subject to regulations in Section 5.5.05 through 5.5.08 of this Section.
3. Nursery or daycare schools.
4. Utility installations such as electric substations, sewer lift stations, telephone exchanges, gas regulators and major transmission lines (not including utility office, repair, storage or production facilities).

5. Sewage disposal and water supply and treatment facilities.
6. Campgrounds.
7. Public buildings not including schools, parks and recreation facilities.
8. Family Child Care Home.
9. Family Child Care Center.

10. Any similar uses that are determined by the City Council after referral to and recommendation by the Planning Commission to be of a use similar to the above listed uses.

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5.4.05 PROHIBITED USES AND STRUCTURES: All other uses and structures which are not specifically permitted or not permissible as conditional uses shall be prohibited from the R-3 District.

5.4.06 HEIGHT AND AREA REQUIREMENTS: The maximum height and minimum area regulations shall be as follows:

	Lot Area (Sq. Ft.)	Lot Width	Required Front Yard	Required Side Yard	Required Rear Yard	Height
Mobile Home	4,000	50'	25	6'	15'	35'
Single Family Dwelling	6,000	50'	25'	6'	15'	35'
Two Family Dwelling	3,000 per family	25' per family	25'	6'	15'	35'
Multifamily Dwelling	1,500 per family	50'	25'	6'	15'	45'
Other Uses	6,000	50'	25'	6'	15'	35'
Accessory Uses			25'	6'	5'	17'

* When a lot is located on a cul-de-sac the minimum frontage shall be forty-five (45) feet at the property line.

5.4.07 MOBILE HOME PARK REQUIREMENTS AND STANDARDS:

1. Open areas along entrances and contiguous to streets, county road, federal highways, or state highways shall be landscaped.
2. There shall be a minimum livable floor area of five hundred (500) square feet in each mobile home.
3. All mobile homes shall meet all applicable standards specified by Federal and State Regulations, be in constructed in or after 1980, and be maintained as to not be a health or safety issue to the neighborhood.
4. The entire mobile home park shall be considered as one (1) zoned lot.
5. An office shall be provided for conducting business pertaining to the mobile home park. Said office may be located in a mobile home residence.

6. Mobile homes shall comply with all other applicable City Ordinances.

5.4.08 MOBILE HOME PARK PLAN REQUIREMENTS: A complete plan of the mobile home court shall be submitted showing:

1. A development plan and grading plan of the court.
2. The area and dimensions of the tract of land.
3. The number, location, and size of all mobile home spaces.
4. The area and dimensions of the park, playground and recreation areas.
5. The location and width of roadways and walkways.
6. The location of service buildings and any other proposed structures.
7. The location of water and sewer lines and sewage disposal facilities.
8. Plans and specifications of all buildings and other improvements constructed or to be constructed within the mobile home court.

5.4.09 OTHER APPLICABLE MOBILE HOME PARK PROVISIONS:

Area and Setback Requirements:

Minimum Mobile Home Park Land Area	Five (5) acres
Minimum Mobile Home Park Width	300 feet
Minimum Front Buffer Area	50 feet (street line to individual interior lot line)
Minimum Side Buffer Area	25 feet (street property line to individual interior lot line)
Minimum Rear Buffer Area	25 feet (rear property line to individual interior lot line)

Individual Interior Lot (sublot) Requirements:

Minimum Lot Area	Shall be consistent with underlying district
Minimum Front Yard	20 feet
Minimum Side Yard	5 feet
Minimum Rear Yard	5 feet

Mobile Homes Shall Maintain the Following Minimum Separations:

End to End	10 feet
End to Side	10 feet
Side to Side	10 feet
Mobile Home to Community Building	30 feet
Mobile Home to Accessory Storage Building	6 feet
Mobile Home to Accessory Garage	10 feet

Mobile Home Minimum Size:

Minimum Livable Floor Area	500 square feet
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Streets:

1. Public streets are subject to the requirements of the City of Broken Bow subdivision regulations.
2. If private streets are utilized, the following shall apply:
 - A. On streets where parallel parking is allowed on both sides of the street, the width of the street shall be a minimum of thirty-six (36) feet exclusive of curbs.
 - B. On streets where parallel parking is allowed on one side of the street, the width of the street shall be a minimum of thirty (30) feet exclusive of curbs.
 - C. On streets where parking is prohibited, the width of the street shall be a minimum of twenty-four (24) feet exclusive of curbs.
 - D. On streets restricted to one-way traffic with parking on one side, the width of the street shall be a minimum of twenty-four (24) feet exclusive of curbs.
 - E. Each individual interior lot shall have access to a paved drive of either concrete or asphaltic concrete with concrete curbs.
 - F. Verification of rescue vehicle access to all individual interior lots will be required.
 - G. All private streets shall have unobstructed access to a public street.
3. All streets and sidewalks within the mobile home park shall be adequately lighted.
4. All streets must be completely constructed prior to the placement of any mobile home on said street.

Parking:

1. Off-street parking shall be provided for all uses established in this zoning district.
2. A minimum of two (2) hard surfaced off-street parking stalls shall be provided for each individual interior lot

Sidewalks:

1. Sidewalks shall be provided in locations where pedestrian traffic is concentrated and shall be installed along streets, to the entrance of the office, community building and other important facilities.
2. Minimum sidewalk width shall be four (4) feet.
3. Sidewalks shall be constructed of concrete.

Storm Shelter/Community Building: A community building shall be provided which shall include at a minimum a storm shelter for park residents. The community building may also provide recreational facilities, laundry facilities and other similar uses. The Storm Shelter shall:

1. Provide equivalent space for a minimum of two and one half (2½) persons per mobile home unit.
2. Be designed in conformance with "National Performance Criteria for Tornado Shelters" by the Federal Emergency Management Agency (FEMA) and any other referenced material by FEMA.
3. Shelters shall be sited in order to provide maximum protection to park occupants and so that residents may reach a shelter within the maximum safe time frame as directed by FEMA.

Mobile Home Installation: Mobile Home Installation shall conform to the following:

1. Stabilizing devices for mobile homes bearing HUD labels shall be installed in accordance with the manufacturer's installation instructions provided with the unit pursuant to §3280.306 of the federal regulations.
2. When the information for stabilizing device materials is not provided in the manufacturer's installation instructions, the materials shall be as approved by the local enforcement agency.
3. When a mobile home is located in an area subjected to frost heave, the footings and load-carrying portion of the ground anchors shall extend below the frost line or as per the requirements established by the local enforcement agency.
4. Enforcement of installation procedures shall be in accordance with the Federal Regulations, codified at 24 C.F.R. Part 3282, Subpart G.

Skirting:

1. Skirting shall be required for all mobile homes.
2. Skirting shall be in good repair, meet manufacturer standards, and be in conformance with the color scheme of the mobile home to which it is applied.
3. Skirting shall be able to withstand wind load requirements and shall not provide harborage for junk or rodents, nor create a fire hazard.
4. Skirting shall provide easy access to all utility connection points of the mobile home and its subsequent connection to the utility risers if they are located within the skirted area.

Park/Open Space: A minimum of eight percent (8%) of the total Mobile Home Park area must be maintained as open space to be use for recreation, playground, or park space.

Buffer Space:

1. A solid or semi-solid fence or wall, minimum six (6) feet high, maximum eight (8) feet high, shall be provided between the mobile home park district and any adjoining property or property immediately across the alley which is zoned for residential purposes other than for mobile homes.
2. In lieu of a fence or wall, a landscape buffer may be provided not less than fifteen (15) feet in width, and said landscape buffer shall be planted with coniferous and deciduous plant material so as to provide screening for the park.
3. When the landscape buffer is used in lieu of the fence or wall, the landscape buffer shall not be included as any part of a required rear yard for a mobile home unit.
4. The fence, wall, or landscape buffer shall be properly policed and maintained by the owner.

Accessory Buildings/Garages:

1. Accessory buildings used primarily for storage shall be permitted on individual interior lots, with the following requirements:
 - A. Shall be located no closer than five (5) feet from any Mobile Home.
 - B. Shall be setback a minimum of three (3) feet from any individual interior lot line.
 - C. Shall be setback a minimum of twenty-five (25) feet from the mobile home park interior street.
 - D. Shall be setback a minimum of fifty (50) feet from any public street located outside the mobile home park.
2. Accessory garages used for the storage of motor vehicles shall be permitted on individual interior lots, with the following requirements:
 - A. Shall be located no closer than ten (10) feet from any Mobile Home.
 - B. Shall be setback a minimum of three (3) feet from any individual interior lot line.
 - C. Shall be setback a minimum of twenty (20) feet from the mobile home park interior street.
 - D. Shall be setback a minimum of fifty (50) feet from any public street located outside the mobile home park.
3. Carports may be attached to a mobile home provided that:
 - A. Car port structure is considered part of a mobile home structure and must maintain the same setback requirements as the mobile home unit.
 - B. Car port shall be in good repair, meet manufacturer standards, and be in conformance with the color scheme of the mobile home to which it is applied.
 - C. Car port structure shall only be enclosed on the side attached to the mobile home unit.

Outdoor Storage: Owner/manager of mobile home park shall discourage outdoor storage of any materials, equipment, or refuse containers by providing appropriate storage facilities such as an enclosed storage building or solid fence enclosure.

Utilities: Each individual interior lot shall be served with water and sanitary sewer utilities, and shall have separate shut-offs as required by city utility regulations, and service facilities for bathing, laundry, etc., as required by the State and County regulations. Dedicated easements shall be granted for city access to said shutoffs.

Procedure:

1. A Site Development Plan shall be filed with the Application for Rezoning as an Amendment to the Zoning Map showing the buffer areas for landscape plantings, the layout of individual interior lots, the access roads or drives, utilities distribution system, service facilities, earth grading plan, and such other information necessary to determine whether the proposed development conforms with the provisions of the Primary Zoning District to which it is appended; and such development plans, diagrams, and calculations shall become a part of the amendment and shall be the basis for the issuance of a building permit in conformity therewith.
2. Development Plan alterations which increase the number of dwelling units the arrangement of individual interior lots, and roadway or driveway alignment shall require a resubmission for approval of the application for rezoning. Any minor changes or adjustments in the individual interior lot lines, or decrease in the number of dwelling units may be approved by the City Council without resubmission.

