

**Section 5.12 RM Mobile Home Residential District**

**5.12.01 Intent:** This district recognizes that mobile home development, properly planned, can provide important opportunities for affordable housing. It provides opportunities for mobile home development within planned parks or subdivisions, along with the supporting services necessary to create quality residential neighborhoods.

**5.12.02 Compatible Use Categories:**

The following are Use Categories identified in Section 5.06 of this Ordinance. Specific uses within the Use Categories may be allowed as a Permitted Use, Conditional Use, and Temporary Use or not permitted. Refer to Section 5.06 to determine the level allowed.

1. Cultural Services
2. Residential Living
3. Residential/Commercial Institutions
4. Community Services/Civic Uses
5. Treatment, Rehabilitation and Incarceration Facilities
6. Day-care, Public and Private Schools
7. Public Parks and Open Space
8. Public and Private Utilities

**5.12.03 Permitted Uses:**

Permitted Uses are allowed outright provided the uses and/or structure meet the minimum bulk requirements of the District.

**5.12.04 Conditional Uses:**

The following uses are subject to any conditions listed in this section as well as any conditions relating to the placement of said use on a specific tract of ground in the RM District as recommended by the Planning Commission and City Council and approved by the City Council.

**5.12.05 Temporary Uses:**

Temporary uses may be permitted provided a Temporary Use Permit is obtained and said temporary use is eliminated at the expiration of the permit. See Section 4.23.

**5.12.06 Accessory Uses and Structures:**

Refer to the definitions of Accessory Uses and Structures, as well as Table 5.06 and Sections within Article 4 for more detail.

**5.12.07 Special Design Criteria for this District**

1. A mobile home development shall have a lot area of not less than two acres. No mobile homes or other structures shall be located less than 65 feet from the road centerline when contiguous to or having frontage to a County Road or 25 feet when contiguous from a State Highway. The setback on all other court property lines shall be 10 feet. These areas shall be landscaped. The minimum lot depth in a mobile home court shall be 200 feet.
2. Each lot provided for occupancy of a single mobile home dwelling shall have an area of not less than 4,000 square feet, excluding road right-of-way, and a width of not less than 40 feet. Each individual lot shall have:
  - a. Side yard setback shall not be less than five feet, except that on corner lots, the setback for all buildings shall be a minimum of 25 feet on the side abutting a street/road.
  - b. Front yard setback shall not be less than 25 feet.
  - c. Rear yard of not less than 25 feet.
3. There shall be a minimum livable floor area of 500 square feet in each mobile home.
4. Height of buildings shall be:
  - a. Maximum height for principal uses shall be 35 feet.
  - b. Maximum height for accessory uses shall be 10 feet.
5. Each lot shall have access to a hard surfaced drive not less than 24 feet in width, excluding parking.
6. Community water and community sewage disposal facilities shall be provided with connections to each lot, in accordance with design standards for the City. The water supply shall be sufficient for domestic use and for fire protection.
7. Service buildings including adequate laundry and drying facilities. Common toilet facilities for mobile homes which do not have these facilities within each unit may be provided.

8. Storm shelters shall be required and shall meet the following criteria:
  - a. Shelter space equivalent to two persons per mobile home lot,
  - b. Designed in conformance with "National Performance Criteria for Tornado Shelters" by the Federal Emergency Management Agency (FEMA) and any other referenced material by FEMA,
  - c. 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.
9. All trailer pad locations shall be hard surfaced with properly reinforced Poured in Place Concrete.
10. Not less than 10 percent of the total court area shall be designated and used for park, playground and recreational purposes.
11. Each mobile home dwelling shall be provided with a paved patio or equivalent, other than parking spaces, of not less than 150 square feet.

**5.12.08 Special Requirements**

1. All lots must be platted in accordance with the Subdivision Regulations of the City of Fairbury and shall also contain the following information:
  - a. A complete plan of the mobile home development shall be submitted showing:
  - b. A development plan and grading plan of the court.
  - c. The area and dimensions of the tract of land.
  - d. The number, location, and size of all mobile home spaces.
  - e. The area and dimensions of the park, playground and recreation areas.
  - f. The location and width of roadways and walkways.
  - g. The location of service buildings and any other proposed structures.
  - h. The location of water and sewer lines and sewage disposal facilities.
  - i. Plans and specifications of all buildings and other improvements constructed or to be constructed within the mobile home court.