

§ 152.027 R-2 MULTIFAMILY DISTRICT.

(A) *Characteristics.* The purpose of this district is to provide for medium density residential uses and development of residential dwellings including mobile home parks. Mobile home parks are considered as a residential use and should be located in areas where services and amenities are available such as those found in conventional residential uses.

(B) *Permitted uses.* In the (R-2) Multifamily District, buildings, structures, and land shall be used only for the following purposes:

- (1) Single-family dwellings.
- (2) Two-family dwellings.
- (3) Multifamily dwellings.

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- (4) Manufactured homes with comply with the provisions of§ 152.006.
- (5) Public buildings, libraries, and publicly owned parks, playgrounds, and community centers.
- (6) Churches, Sunday schools, and other places of worship.
- (7) Public and parochial schools.
- (8) Home occupations.
- (9) Accessory buildings, structures or uses subordinate and customarily incidental to and located on the same lot with any of the foregoing principal uses.
- (10) Major off-street parking facilities in conjunction with all uses in the foregoing list.
- (11) Signs. No signs intended to be read from off the premises shall be permitted except:
 - (a) Signs which are structurally safe and in good repair.
 - (b) Signs which do not imitate or resemble any traffic sign, signal, or device.
 - (c) Signs which are located in such a manner as not to obscure or otherwise interfere with the effectiveness of an official traffic sign, signal or devise, or which do not obstruct, or interfere, with the driver's view of approaching, merging, or intersecting traffic, as determined by the Zoning Inspector.
 - (d) One temporary on-site sign not illuminated not to exceed four square feet in area and advertising the sale or rental of the property.
 - (e) One non-flashing illuminated or non-illuminated sign identifying the use of the building, structure, or premise, not to exceed 12 square feet in area.
- (12) Child day care center.

(C) *Permitted special use.* The City Council may authorize the following special uses by special permit, after a public hearing and subject to such conditions and protective restrictions set forth in §§ 152.050 through 152.061:

- (1) Public works and public utility facilities, such as transformer stations, pumping stations, water towers, radio or television transmitter stations, and telephone exchanges.
- (2) Rooming houses, not intended as tourists' accommodations.
- (3) Hospitals, convalescent or nursing homes, and medical clinics, excluding veterinary
- (4) hospitals and mental institutions.
- (5) Bed and breakfast homes.
- (6) Mobile home parks.

(D) *Area, yard and height requirements.* For this district for multi-family dwellings shall be negotiable with the City Council and the City Planning Commission keeping in mind the following standards. Any change in area, yard, and height requirements from the ones detailed here shall be considered an exception and division (C) will apply:

- (1) Minimum lot size shall be 3,500 square feet each for the first three dwelling units, 3,000 square feet each for the second three dwelling units, and 2,000 square feet each for all dwelling units thereafter with a minimum width of 65 feet.
- (2) Minimum lot size for rooming houses shall be 1,000 square feet for each living unit more than two with a minimum width of 65 feet.
- (3) Minimum yard requirements:
 - (a) Front yard depth; not less than 25 feet.
 - (b) Side yard depth; not less than five feet.

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(c) Rear yard depth; not less than five feet.

(4) The maximum height of a structure in this district shall be 35 feet.

(5) Minimum area and distance requirements for single-family dwellings and two-family dwellings shall be the same as listed in the R-1 District.

(E) *Use limitations.* Each mobile home park shall be designed in accordance with the following minimum design standards:

(1) Minimum design standards.

(a) The park shall be located in a well-drained site, properly graded to ensure rapid drainage and freedom from stagnant pools of water and be a minimum of two acres in size.

(b) Mobile home parks hereafter approved shall have a minimum of three mobile homes and a maximum density of seven mobile homes per gross acre, and minimum area of 4,400 square feet shall be provided for each mobile home space.

(c) Each mobile home space shall be at least 40 feet wide at the front setback line and clearly defined.

(d) Mobile homes shall be located on each space so as to maintain a setback of no less than 25 feet from any public street, highway right-of-way, or R-3 District boundary; as to maintain a setback of no less than 20 feet from the edge of a park roadway or sidewalk; as to maintain a setback of no less than 15 feet from a rear boundary line that is not common to any public street, highway right-of-way, or R-3 District boundary; and as to maintain a setback of no less than five feet from any side boundary line of a mobile home space.

(e) All mobile homes shall be so located to maintain a clearance of not less than 20 feet from another mobile home and as to maintain a clearance of not less than 15 feet between any mobile home and any appurtenance to mobile home. No mobile home shall be located closer than 20 feet from any building within the park.

(f) Mobile home spaces when front upon a private roadway shall not be of less than 24 feet in width, including curbs, if required, provided, however, that no on-street parking is permitted. Off-street parking surfaces shall be hard surfaced (concrete or asphalt). If parallel parking is permitted on one side of the street, the width shall be increased to 36 feet. All roadways shall have unobstructed access to a public street.

(g) Common walks shall be provided in locations where pedestrian traffic is concentrated; for example, to the entrance and to the office and other important facilities.

(h) All roadways and sidewalks within the mobile home park shall be constructed in accordance with city standards and shall be adequately lighted at night. A street must be completely constructed prior to the occupancy of any mobile home space fronting on the street.

(i) A community building may be provided which may include recreation facilities, laundry facilities, storm shelter, and other similar uses.

(j) A storm shelter or an approved evacuation plan to a designated storm shelter will be provided.

(k) A landscape buffer may be required to provide screening for the park.

(2) *Tie downs and around anchors.* All mobile homes shall be secured to the ground by tie downs and ground anchors in accordance with industry standards.

(3) *Blocking.* All mobile homes shall be blocked at a maximum of ten feet centers around the

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perimeter of each mobile home, and this blocking shall provide 16 inches bearing upon the stand.

- (4) *Pad requirements.* Shall be flexible surface with a minimum of five-inch-thick gravel, stone or compacted surface, treated to discourage plant growth, constructed to discharge water and edged to prohibit fraying or spreading of surfacing materials, or shall be a hard surface of a minimum of two 18-inch wide concrete ribbons or slabs capable of carrying the weight and of sufficient length to support all blocking points of the mobile home.
- (5) *Fire safety standards.* When liquefied petroleum gas is used in a mobile home park, containers for such gas shall not hold more than 500-gallon water capacity, shall be the liquefied petroleum gas containers approved by the United States Commerce Commission for its intended purpose, and shall be attached to the mobile home in a manner approved by the Liquefied Petroleum Gas Association.
- (6) *Skirting.* Each mobile home shall be skirted within 30 days after placement in the park by enclosing the open area under the unit with a material that is compatible with the exterior finish of the mobile home.
- (7) *Additional requirements.*
 - (a) An application for a mobile home park shall require the preparation of a preliminary Mobile Home Park Plan, drawn to scale of not less than 1" = 100', and 15 copies of the plan, including a reproducible mylar shall be submitted to the Planning Commission for its review and recommendations. The plan shall be designed in accordance with "Minimum Design Standards" of these regulations and shall have contours shown at two feet intervals.
 - (b) Upon approval of the preliminary mobile home park plan by the Planning Commission, the applicant shall prepare and submit a final plan, which shall incorporate any changes or alterations requested. The final plan and the Planning Commission recommendations shall be forwarded to the City Council for their review and final action.
 - (c) Any substantial deviation from the approved plan, as determined by the Zoning Administrator, shall constitute a violation of the zoning certificate authorizing construction of the project. Changes in plans shall be resubmitted for reconsideration and approval by the Planning Commission and City Council.