

ARTICLE H

Mobile Homes

SEC. 13-1-100 INTENT--WHERE MOBILE HOME DISTRICTS PERMITTED.

- (a) Residential-Mobile Home (R-MH) zoning districts may hereafter be established by amendments to the official zoning map in any district previously classified as residential in accordance with the procedures, requirements and limitations set forth in this Article. Within such districts, mobile homes, with such additional supporting uses and occupancies as are permitted herein, may be established subject to the requirements and limitations set forth in these and other regulations.
- (b) It is the intent of this Article to recognize mobile homes constructed prior to October 1, 1974, as distinct and different from units designated as Mobile Homes within the definitions of this Article and to prohibit units not meeting the requirements for Mobile Homes as defined herein. Units constructed prior to 1974 are prohibited. Mobile Homes meeting the requirements of the One- and Two-Family Building Dwelling Code shall not be permitted in a residential Mobile Home (R-MH) District except as a conditional use. Permits may be obtained only after approval by the Plan Commission.

SEC. 13-1-101 DEFINITIONS.

The following definitions are used in this Article:

- (a) **MOBILE HOME COMMUNITIES (PARKS).** Mobile home communities/parks are distinguished from subdivisions lacking common facilities and continuing management services. The latter would be controlled by general subdivision regulations, which would apply also to mobile home subdivisions without common open space or continuing management.
- (b) **MOBILE HOME SUBDIVISION.** A parcel of land platted for subdivision according to all requirements of the comprehensive plan, designed or intended for lots to be conveyed by deed to individual owners for residential occupancy primarily by mobile homes.
- (c) **RESIDENTIAL MOBILE HOME.** A single-family dwelling built on or after October 1, 1974, in accordance with the ANSI Code (American National Standards Institute) or in accordance with the HUD Code (Housing & Urban Development), both of which govern the heating and cooling systems, electrical systems, fire safety, body and frame construction, thermal protections and plumbing systems. All said homes shall bear the proper approved Wisconsin insignia as required by the Wisconsin Administrative Code, ILHR 20.12-20.17.
- (d) **FOUNDATION SIDING.** A fire and weather resistant, pre-finished material surrounding the entire perimeter of a home and completely enclosing a space between the exterior wall of such home and the ground. Foundation siding shall be properly vented, harmonious, and compatible with the house and installed within sixty (60) days from the date of placement on site.
- (e) **PRIMARY EXPOSURE.** Open areas adjacent to the front wall (or main entrance) of a dwelling unit.
- (f) **SECONDARY EXPOSURE.** Open areas adjacent to side and rear walls of a dwelling unit.
- (g) **STATUTORY DEFINITIONS.** In addition to the above definitions, definitions contained

in Section 66.058 of the Wisconsin Statutes shall also be applicable.

SEC. 13-1-102 PERMITS REQUIRED.

- (a) Permits for the installation of the mobile homes shall be obtained by the owner or by the person making the installation for the owner of the mobile home prior to the placement of the home on a lot. In addition, Class C permits may be required according to Section 13-1-104(c)(3) below.
- (b) It is intended that such mobile home developments shall be so located, designed and improved as to provide a desirable residential environment, protection from potentially adverse neighboring influences, protection for adjacent residential properties, access for vehicular traffic without traversing minor streets in adjoining residential neighborhoods.

SEC. 13-1-103 MINIMUM DIMENSIONAL REQUIREMENTS FOR R-MH DISTRICTS AND FOR INDIVIDUAL MOBILE HOME COMMUNITIES; MINIMUM NUMBER OF LOTS OR SPACES.

- (a) Where a R-MH District is to be established for the development of a single mobile home community only, minimum area shall be ten (10) acres. The minimum width of tract for portions used for general vehicular entrances and exits only (other than alleys or service entrances) shall be sixty (60) feet; for portions containing lots for dwellings and buildings open generally to occupants, minimum dimension shall be two hundred (200) feet. Minimum number of lots or spaces completed and ready for occupancy before first occupancy is permitted shall be established as twenty-five percent (25%) of total units permitted on zoned site.
- (b) These limitations shall not apply where expansion of an existing mobile home community is concerned and where such expansion will not increase variation from requirements applying to mobile home communities, as set forth herein.

SEC. 13-1-104 PERMITTED AND PERMISSIBLE USES AND STRUCTURES.

The following principal uses and structures are permitted within R-MH Districts:

- (a) **ONE-FAMILY DETACHED MOBILE HOMES (RESIDENTIAL MOBILE HOME).** In mobile home communities, recreational vehicles shall not be occupied as living quarters and sales lots shall not be permitted, but dwellings may be sold on lots they occupy in residential use.
- (b) **PERMITTED ACCESSORY USES AND STRUCTURES.** Uses and structures that are customarily accessory and clearly incidental to permitted principal uses and structures shall be permitted, except for those requiring specific approval as provided below.
- (c) **PRINCIPAL OR ACCESSORY USES AND STRUCTURES REQUIRING CLASS C PERMIT.**
 - (1) Commercial and Service Facilities in Mobile Home Communities. In mobile home communities so located that such facilities are not conveniently available in the neighboring area and containing at least one hundred (100) dwelling units, commercial and service establishments intended to serve only persons within the community, designed, improved and located to protect the character of the

community and the surrounding neighborhood, and occupying in total, including related parking area, not more than five percent (5%) of the area of the community, may be permitted only by Class C permit as provided below.

- (2) Outdoor Storage Areas in Mobile Home Communities. In mobile home communities, outdoor storage areas, including those for recreational vehicles, may be permitted only by Class C permit as provided below. Such areas shall be so designed, improved and located as to protect adjoining uses from adverse visual or other effects and shall occupy, in total, not more than five percent (5%) of the area of the mobile home community if within the boundaries of the main portion of the community. If the property includes a separate parcel or parcels for utility, maintenance or storage facilities, the limitation as to area shall not apply. Use of such area shall be limited to occupants of the community.
- (3) Class C Permits. Class C permits in such cases may be granted by the Zoning Administrator, either in connection with general site plan approval for the development as a whole or in subsequent site plan approval for the specific feature involved, upon written findings that the purposes of these regulations and limitations, as set forth above, would be adequately met by the development as proposed or subject to such additional conditions and safeguards as he finds necessary to promote such purposes.

SEC. 13-1-105 MAXIMUM DENSITY LIMITATIONS IN MOBILE HOME COMMUNITIES.

Maximum density in any mobile home community shall not exceed seven (7) units per gross acre for detached single-family dwellings. For purposes of these regulations, gross acreage is to be computed as all area within the exterior boundaries of the property, including streets, common open space, lands occupied by management offices and community buildings, land occupied by mobile home stands or lots, and lands occupied by utilities installations. In computations, single-family detached residences shall thus be considered to require six thousand two hundred twenty-three (6,223) square feet of gross land area.

SEC. 13-1-106 MAXIMUM LOT COVERAGE.

The following limitations on maximum lot coverage shall apply to residential uses in mobile home communities. Where a roofed area, such as a carport or outdoor recreation shelter, is open for forty percent (40%) or more of its perimeter, its lot coverage shall be computed as one-half (1/2) the area covered by the roof. Where the lot is adjacent and accessible to approved common open space (other than vehicular areas), an additional five percent (5%) of the lot area may be occupied.

SEC. 13-1-107REQUIRED OUTDOOR LIVING AREA ON LOT.

- (a) In mobile home communities, an outdoor living area shall be provided on each lot equal to at least ten percent (10%) of its area, provided that in no case shall such area be less than three hundred (300) square feet or required to be more than five hundred (500) square feet. The minimum horizontal dimension of such area shall be not less than fifteen (15) feet.
- (b) Such outdoor living area shall be properly drained, located for convenience and optimum use and walled, fenced or planted to provide reasonable privacy. Within such area, a section suitably surfaced for garden furniture shall be provided, not less than one hundred (100) square feet in area or ten (10) feet in minimum horizontal dimension. This section may be covered, in whole or in part, by a roof, subject to the limitations on maximum lot coverage set forth above.

SEC. 13-1-108YARDS; OPEN SPACE ADJACENT TO DWELLING UNITS; SPACING OF DWELLING UNITS.

- (a) **INTENT.**
 - (1) Yards and other open spaces required herein in relation to dwellings in mobile home communities are intended to perform a variety of functions. Among these are assuring (as appropriate to and required by the dwellings as designed, located and constructed) adequate privacy, usable outdoor living space, desirable outlook, natural light ventilation, access to and around dwellings, off-street parking space and spacing between dwellings and portions of dwellings and other buildings for reducing potential adverse effects of noise, odor, glare or hazards from fire.
 - (2) It is intended in these regulations to relate provisions to performance of these functions, allowing maximum flexibility in detailed site planning and use so long as performance requirements and related standards are met.
- (b) **OPEN SPACE DEPTH DEFINED; REQUIREMENTS BY DWELLING UNIT'S EXPOSURE.** Open space depth is the minimum open space distance on the lot (except as otherwise specifically provided) perpendicular to the wall of the dwelling at any point, or to any addition of the dwelling which is enclosed for more than sixty percent (60%) of its perimeter.
- (c) **DISTANCE TO COMMON AREAS.** Except as provided below, distance from any Secondary Exposure of a dwelling to a street pavement or to the edge of a common driveway, a common parking area, a common walk or other common area shall be at least eight (8) feet. In the case of Primary Exposures, this distance shall be fifteen (15) feet. Carports open in a manner that assures visibility as required below may extend to within four (4) feet of a common sidewalk adjacent to a street or to a common parking area or to within eight (8) feet of the street pavement or common parking area if no such sidewalk is involved.
- (d) **OTHER MINIMUM OPEN SPACE DEPTH REQUIREMENTS.** Other open space depth requirements shall be, by exposure: Primary, fifteen (15) feet; Secondary, six (6) feet. Dwellings on lots adjoining nonresidential buildings shall be separated from such buildings by at least ten (10) feet more than the above requirements.

- (e) **SHORELAND SETBACKS.**
 - a) For parcels within the corporate boundaries of the City of Menasha prior to May 8, 1982 the following standards shall apply:
 - 1) Shoreland setback area for a principal building - 50 feet as measured from the ordinary high-water mark.
 - b) For parcels annexed to the City of Menasha after May 7, 1982 the following standards shall apply:
 - 1) Shoreland setback area for a principal building - 50 feet as measured from the ordinary high water mark, except that a principal structure may be constructed or placed within the shoreland setback area if all of the following apply:
 - a) The principal building is constructed or placed on a lot or parcel of land that is immediately adjacent on each side to a lot or parcel of land containing a principal building.
 - b) The principal building is constructed or placed within a distance equal to the average setback of the principal building on the adjacent lots or 35 feet from the ordinary high-water mark, whichever distance is greater.
- (f) **OCCUPANCY OF OPEN SPACE BY CARPORTS, RECREATIONAL SHELTERS, STORAGE STRUCTURES.**
 - (1) A carport, enclosed for fifty percent (50%) or less of its total perimeter by attachment to the dwelling and by a wall at the inner end perpendicular to the attachment to the dwelling, may extend into any open space on the lot, required or other, that does not adjoin the outdoor living area on an adjacent lot or any common non-vehicular open space.
 - (2) Enclosed storage facilities combined with and included within such carports or recreational shelters shall not exceed ten percent (10%) of the floor area of such carport or shelter. Separate storage structures not exceeding thirty (30) square feet in floor area or seven (7) feet in height may occupy any open space on the lot, required or other, that is farther from a street or common non-vehicular open space than the nearest portion of the dwelling. Only one (1) such separate storage structure shall be permitted per dwelling unit.
 - (3) Carports, recreational shelters and storage facilities for adjacent lots may be so located as to attach across lot lines, provided that as located and constructed they do not constitute undesirable impediments to view (including visibility at intersections of streets or the intersections of driveways with streets) or increase fire hazards.
- (g) As an alternative to providing required open space for each dwelling exposure on its own lot, where equivalent spacing can be assured in form appropriate to the exposures involved by decreasing clearance from the lot line on one (1) lot and increasing clearance on the adjacent lot, this arrangement may be permitted, provided that access for servicing and maintenance of dwellings involved can be assured and further provided that minimum open space depth for primary exposures shall be located on the same lot as the dwelling.

SEC. 13-1-109 LIMITATIONS ON SIGNS.

In connection with Mobile Home Communities, no sign intended to be read from any public way adjoining the district shall be permitted except:

- (a) No more than one (1) identification sign, not exceeding twenty (20) square feet in area, for each principal entrance.
- (b) No more than one (1) sign, not exceeding four (4) square feet in area, advertising property

for sale, lease or rent, or indicating "Vacancy" or "No Vacancy," may be erected at each principal entrance.

- (c) In the case of new mobile home communities consisting in whole or in part of mobile home subdivisions or condominiums, one (1) sign, not exceeding twenty (20) square feet in area, may be erected for a period of not more than two (2) years at each principal entrance to advertise the sale of lots or dwellings.
- (d) No source of illumination for any such signs shall be directly visible from adjoining streets or residential property, and no such signs shall be erected within five (5) feet of any exterior property line.

SEC. 13-1-110 OFF-STREET PARKING REQUIREMENTS.

- (a) Residential parking requirements shall be one (1) stall/unit.
- (b) In R-MH District communities, residential parking spaces need not be located on lots occupied by the dwelling units served, but at least one (1) such space shall be reserved for, and located within one hundred (100) feet walking distance of, the dwelling unit it is intended to serve. The "off-street" requirement shall be construed to be met if parking is so arranged that there is no maneuvering incidental to parking or exiting parking stalls on travel lanes of streets.

SEC. 13-1-111 COMMON RECREATIONAL FACILITIES.

- (a) No less than ten percent (10%) of the total area of any mobile home community established under these regulations shall be devoted to common recreational areas and facilities, such as playgrounds, swimming pools, community buildings, ways for pedestrians and cyclists away from streets and play areas for small children for other recreational areas in block interiors. At least one (1) principal recreation and community center shall contain not less than five percent (5%) of the total area of the community.
- (b) To be countable as common recreational area, interior-block ways for pedestrians or cyclists shall form part of a system leading to principal destinations. Such ways may also be used for installations of utilities.
- (c) Common recreational area shall not include streets or parking areas, shall be closed to automotive traffic except for maintenance and service vehicles, and shall be improved and maintained for the uses intended.

SEC. 13-1-112 PROCEDURES--SITE PLAN APPROVAL REQUIRED FOR MOBILE HOME COMMUNITIES.

Before building permits may be issued for construction of mobile home communities, in addition to other required permits, reports or reviews, a special permit shall be required. Determinations by the Community Development Director in relation to such permits shall include review of site plans and such other information or material as is necessary to establish conformity with the requirements and intent of these regulations. In connection with such permit, the Community Development Director may establish such conditions and safeguards as are required to assure such conformity.

SEC. 13-1-113 STANDARDS FOR GENERAL SITE PLANNING FOR MOBILE HOME COMMUNITIES.

The following guides, standards and requirements shall apply in site planning for mobile home communities:

- (a) **PRINCIPAL VEHICULAR ACCESS POINTS.** Principal vehicular access points shall be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular or pedestrian traffic. Merging and turnout lanes and/or traffic dividers shall be required where existing or anticipated heavy flows indicate need. In general, minor streets shall not be connected with streets outside the district in such a way as to encourage the use of such minor streets by substantial amounts of through traffic. No lot within the community shall have direct vehicular access to a street bordering the development.
- (b) **ACCESS FOR PEDESTRIANS AND CYCLISTS.** Access for pedestrians and cyclists entering or leaving the community shall be by safe and convenient routes. Such ways need not be adjacent to or limited to the vicinity of vehicular access points. Where there are crossings of such ways and vehicular routes at edges of planned developments, such crossings shall be safely located, marked and controlled and where such ways are exposed to substantial vehicular traffic at edges of communities, safeguards may be required to prevent crossings except at designated points. Bicycle paths, if provided, shall be so related to the pedestrian way system that street crossings are combined.
- (c) **PROTECTION OF VISIBILITY - AUTOMOTIVE TRAFFIC, CYCLISTS AND PEDESTRIANS.** At intersections of any streets, public or private, the provisions of Sec. 13-1-50 shall apply and is hereby adopted by reference. Where there is pedestrian or bicycle access from within the community to a street at its edges by paths or across yards or other open space without a barrier to prevent access to the street, no material impediment to visibility more than two and five-tenths (2.5) feet above ground level shall be created or maintained within twenty-five (25) feet of said street unless at least twenty-five (25) feet from said access measured at right angles to the path.
- (d) **EXTERIOR YARDS FOR MOBILE HOME COMMUNITIES; MINIMUM REQUIREMENTS; OCCUPANCY.** The following requirements and limitations shall apply to yards at the outer edges of mobile home communities:
 - (1) Along Public Streets. Where R-MH communities adjoin public streets along exterior boundaries, a yard at least twenty-five (25) feet in minimum dimensions shall be provided adjacent to such streets. Such yard may be used to satisfy open space depth requirements for individual dwellings but shall not contain carports, recreational shelters, storage structures or any other structures generally prohibited in yards adjacent to streets in residential districts. No direct vehicular access to individual lots shall be permitted through such yards, and no group parking facilities or active recreation areas shall be allowed therein.
 - (2) At Edges of R-MH Districts (Other Than at Streets or Alleys). Where R-MH communities are so located that one (1) or more boundaries are at the edges of R-MH districts and adjoining neighboring districts without an intervening street, alley or other permanent open space at least twenty (20) feet in width, an exterior yard at least twenty (20) feet in minimum dimension shall be provided. Where the adjoining district is residential, the same limitations on occupancy and use of such yards shall apply as stated above concerning yards along public streets. Where the adjoining district is nonresidential, such yards may be used for group or individual parking, active recreation facilities or carports, recreational shelters or storage

structures.

- (e) **WAYS FOR PEDESTRIANS AND/OR CYCLISTS IN EXTERIOR YARDS.** In any exterior yard, required or other, ways for pedestrian and/or cyclists may be permitted, if appropriately located, fenced or landscaped to prevent potential hazards arising from vehicular traffic on adjacent streets or other hazards and annoyances to users or to occupants of adjoining property. When otherwise in accord with the requirements concerning such ways set forth above, approved ways in such locations shall be counted as common recreation facilities and may also be used for utilities easements.
- (f) **YARDS, FENCES, WALLS OR VEGETATIVE SCREENING AT EDGES OF MOBILE HOME COMMUNITIES.** Along the edges of mobile home communities, walls or vegetative screening shall be provided where needed to protect residents from undesirable views, lighting, noise, or other off-site influences or to protect occupants of adjoining residential districts from potentially adverse influences within the mobile home community. In particular, extensive off-street parking areas and service areas for loading and unloading other than passenger vehicles, and for storage and collection of trash and garbage, shall be screened.
- (g) **INTERNAL RELATIONSHIPS.** The site plan shall provide for safe, efficient, convenient and harmonious groupings of structures, uses and facilities, and for appropriate relation of space inside and outside buildings to intended uses and structural features. In particular:
 - (1) Streets, Drives and Parking and Service Areas. Streets, drives and parking and service areas shall provide safe and convenient access to dwellings and community facilities and for service and emergency vehicles, but streets shall not be so laid out as to encourage outside traffic to traverse the community, nor occupy more land than is required to provide access as indicated, nor create unnecessary fragmentation of the community into small blocks. In general, block size shall be the maximum consistent with use, the shape of the site and the convenience and safety of the occupants.
 - (2) Vehicular Access to Streets. Vehicular access to streets from off-street parking areas may be direct from dwellings if the street or portion of the street serves fifty (50) units or less. Determination of units served shall be based on normal routes anticipated for traffic. Along streets or portions of streets serving more than fifty (50) dwelling units, or constituting major routes to or around central facilities, access from parking and service areas shall be so combined, limited, located, designed and controlled as to channel traffic conveniently, safely and in a manner that minimizes marginal traffic friction, and direct vehicular access from individual dwellings shall generally be prohibited.
 - (3) Ways for Pedestrians and Cyclists; Use by Emergency, Maintenance or Service Vehicles.
 - a. Walkways shall form a logical, safe and convenient system for pedestrian access to all dwellings, project facilities and principal off-street pedestrian destinations. Maximum walking distance in the open between dwelling units and related parking spaces, delivery areas and trash and garbage storage areas intended for use of occupants shall not exceed one hundred (100) feet.
 - b. Walkways to be used by substantial numbers of children as play areas or routes to school, bus stops or other destinations shall be so located and safeguarded as to minimize conflicts with normal automotive traffic. If an internal walkway system is provided, away from streets, bicycle paths shall

be incorporated in the walkway system. Street crossings shall be held to a minimum on such walkways and shall be located and designated to provide safety and shall be appropriately marked and otherwise safeguarded. Ways for pedestrians and cyclists, appropriately located, designed and constructed may be combined with other easements and used by emergency, maintenance or service vehicle but shall not be used by other automotive traffic.

SEC. 13-1-114 REQUIRED STREET PARKING--PRIVATE STREETS.

(a) **Parking Requirements.**

<u>Street Class</u>	<u>Parking Permitted</u>	<u>Paving Width (feet)</u>
Minor, one way (Serving less than 20 lots)	No	14
	One side	16
	Both sides	23
Minor, two-way (Serving 50 lots or less)	No	18
	One side	25
	Both sides	32
Collector (Serving more than 50 lots)	No	20
	One side	27
	Both sides	34

(b) **STREETS.**

- (1) Streets that are to be dedicated to the jurisdiction, if any, shall be dimensioned and improved in accordance with general subdivision regulations.
- (2) For other streets, required paving widths shall be as follows, based generally on a moving lane width of ten (10) feet for collector streets and nine (9) feet for minor streets, with parallel parking lanes at seven (7) feet in locations where on-street parking is to be permitted. As an exception to these general rules, one-way minor streets serving less than twenty (20) lots, and driveways to parking bays containing less than ten (10) parking spaces shall have a minimum pavement width of fourteen (14) feet. Driveways to parking bays containing ten (10) or more parking spaces shall be eighteen (18) feet in pavement width. (See table.)

SEC. 13-1-115 LOTS AND LOCATIONS FOR DWELLINGS ON LOTS; IMPROVEMENTS REQUIRED BEFORE OCCUPANCY.

- (a) Location on the lot shall be suitable for the type of dwelling proposed, considering size, required open spaces and manner of support, and any improvements necessary on the lot for the support or anchoring of the type of dwelling proposed shall be provided to the dwelling so supported and/or anchored before occupancy.
- (b) The limits of each mobile home lot shall be clearly marked on the ground by permanent flush stakes, markers or other suitable means.

SEC. 13-1-116 THROUGH SEC. 13-1-119 RESERVED FOR FUTURE USE.