

SECTION 4.8 "RSF/MH" RESIDENTIAL, (MIXED) SINGLE FAMILY/MOBILE HOME

4.8.1 DISTRICTS AND INTENT

The "RSF/MH" Residential, (Mixed) Single Family/Mobile Home category includes three (3) zone districts: RSF/MH-1, RSF/MH-2, and RSF/MH-3. It is the intent of these districts to provide for single family residential areas of low to medium density for single family dwellings and individual mobile homes within designated urban areas as defined within the County's Comprehensive Plan. In addition to providing for mixed single family/mobile home areas, this district also provides for public and semi-public buildings and facilities and accessory structures as may be desirable and compatible with mixed single family/mobile home residential development. In these districts, permitted non-residential uses and special exceptions may be subject to restrictions and requirements necessary to preserve and protect the single family residential character of these districts.

4.8.2 PERMITTED PRINCIPAL USES AND STRUCTURES

1. Single family dwellings.
2. Mobile home dwellings.
3. Public parks and recreational areas.
4. Homes of six (6) or fewer residents which otherwise meet the definition of "community residential facility" (see section 4.2).

4.8.3 PERMITTED ACCESSORY USES AND STRUCTURES

1. Uses and structures which:
 - a. Are customarily accessory and clearly incidental and subordinate to permitted uses and structures.
 - b. Are located on the same lot as the permitted principal use or structure, or on a contiguous lot in the same ownership.
 - c. Are not of a nature likely to attract visitors in larger numbers than would normally be expected in a residential neighborhood.
 - d. Do not involve operations or structures not in keeping with the character of residential development.
2. Examples of permitted accessory uses and structures include:
 - a. Private garages.
 - b. Private swimming pools.
 - c. Non-commercial greenhouses and plant nurseries.
 - d. On-site signs (see Section 4.2).

4.8.4 PROHIBITED USES AND STRUCTURES

Trade or service establishments or storage in connection with such establishments, storage or overnight parking of commercial or industrial vehicles in excess of one (1) ton capacity, storage of building materials (except in connection with active construction activities on the premises), mobile home parks, signs except as specifically permitted, the keeping of horses, cows, swine, sheep, goats, or poultry,

and any use or structure not specifically, provisionally, or by reasonable implication permitted herein as a special exception.

4.8.5

SPECIAL EXCEPTIONS

(see also Articles 12 and 13)

1. Public or private schools offering curricula comparable to that of public schools (see Section 4.2).
2. Churches and other houses of worship.
3. Golf courses, country clubs, racquet and tennis clubs.
4. Cemeteries and mausoleums.
5. Private clubs and lodges.
6. Parks maintained by any private association of persons residing in the district.
7. Public buildings and facilities in keeping with the character and requirements of the district, except those otherwise specified (see Section 4.2).
8. Home occupations (see Section 4.2).
9. Child care centers, provided:
 - a. No outdoor play activities shall be conducted before 8 a.m. or after 8 p.m.; and
 - b. Provision is made for areas for offstreet pick-up and drop-off of children.
10. Commercial greenhouses and plant nurseries.

4.8.6

MINIMUM LOT REQUIREMENTS

(area, width)

1. Single family dwellings and mobile homes:

Minimum area for single family/mobile home district; 10 acres.

RSF/MH-1:	Minimum lot area	20,000 sq. ft.
	Minimum lot width	100 ft.
RSF/MH-2:	Minimum lot area	10,000 sq. ft.
	Minimum lot width	85 ft.

Note: RSF/MH-2 districts shall only be permitted where community water systems and centralized sanitary sewer systems are available and accessible.

RSF/MH-3:	Minimum lot area	7,500 sq. ft.
	Minimum lot width	50 ft.

Note: RSF/MH-3 districts shall only be permitted where community water systems and sanitary sewer systems are available and accessible.
2. Other permitted uses and structures:

None, except as needed to meet all other requirements herein set out.

4.8.7 MINIMUM YARD REQUIREMENTS (depth of front and rear yard, width of side of yards) (See Section 4.2 for right-of-way setback requirements.)

1. Single family dwellings and mobile homes:

RSF/MH-1	Front	30 ft.
	Side	15 ft. for each side yard
	Rear	15 ft.
2. Single family dwellings and mobile homes:

RSF/MH-2:	Front	25 ft.
	Side	10 ft. for each side yard
	Rear	15 ft.
RSF/MH-3:	Front	20 ft.
	Side	10 ft. for each side yard.
	Rear	15 ft.
3. Public and private schools, child care centers, churches, other houses of worship, private clubs and lodges, and all other permissible uses unless otherwise specified:

	Front	35 ft.
	Side	25 ft. for each side yard.
	Rear	35 ft.

Special Provisions: A minimum undisturbed, vegetated buffer of fifty (50) feet measured from the generally recognized bank of all perennial rivers, streams and creeks shall be required. Exception shall be made for the provision of reasonable access to the river, stream or creek and resource-based recreational activities within buffer areas. Reasonable access shall mean the minimum amount of clearing necessary for access not to exceed twenty-five (25) feet in width.

4.8.8 MAXIMUM HEIGHT OF STRUCTURES: NO PORTION SHALL EXCEED
(see also Section 4.2 for exceptions)
35 ft.

4.8.9 MAXIMUM LOT COVERAGE BY ALL BUILDINGS

1. One family dwellings and duplexes, including their accessory buildings: 40%
2. Other permitted buildings in connection with permitted uses, including their accessory buildings: 35%.

Note: In addition to meeting the required lot yard, building height, lot coverage, landscaped buffering, and off-street parking requirements of this section, no structure shall exceed a 1.0 floor area ratio.

4.8.10 MINIMUM LANDSCAPED BUFFERING REQUIREMENTS
(see also Section 4.2)

1. Churches, other houses of worship, private clubs and lodges, child care centers, commercial greenhouses and plant nurseries, public buildings (but not public schools):

Where a use listed under (1) above is erected or expanded on land abutting either:

- a. A residential district or
 - b. Property used for residential purposes in a residential/office district, then the proposed use shall provide a landscaped buffer which shall not be less than 10 ft. in width along the affected rear and/or side yards as the case may be.
2. All other permitted uses (unless otherwise specified):
None, except as necessary to meet other requirements set out herein.

4.8.11 **MINIMUM OFFSTREET PARKING REQUIREMENTS**
(see also Section 4.2)

1. Residential dwelling units: two (2) spaces for each dwelling unit.
2. Elementary and junior high schools: two (2) spaces for each classroom or office room, plus one (1) space for each three (3) seats in any auditorium or gymnasium.
3. Senior high schools: four (4) spaces for each classroom or office room, plus two (2) spaces for each three (3) seats in any auditorium or gymnasium.
4. Churches or other houses of worship: one (1) space for each six (6) permanent seats in the main auditorium.
5. Public buildings and facilities (unless otherwise specified): one (1) space for each two hundred (200) sq. ft. of floor area.
6. Childcare centers: one (1) space for each three hundred (300) sq. ft. of floor area devoted to child care activities.
7. Private clubs and lodges: one (1) space for each three hundred (300) sq. ft. of floor area.
8. Commercial greenhouses and plant nurseries: one (1) space for each one hundred fifty (150) sq. ft. of non-storage floor area.
9. For other special exceptions as specified herein: to be determined by findings in the particular case.

4.8.12 **ADDITIONAL REQUIREMENTS FOR MOBILE HOMES**

1. Anchoring. Each mobile home shall be located on a stand permitting each unit to be sufficiently supported and anchored as in compliance with the State Standards for Anchoring Mobile Homes. In addition, each mobile home shall have the wheels and axles removed, shall be placed as close to the ground as can be practically accomplished and shall have the tongue or hitch portion of the mobile home removed unless permanently attached in such a manner that it cannot be readily removed.
2. Skirting. A skirt or apron which is continually and properly maintained by the owner of the mobile home shall surround each mobile home between the bottom of the unit and the ground.