

**Sec. 2-21. T-2, Manufactured Home Zoning District.**

<b>A. PURPOSE:</b> The purpose of the Manufactured Home (T-2) Zoning District is to provide the opportunity to introduce low-cost, quality housing units into areas of the city having low household incomes and deteriorated housing conditions. This district is further intended to aid in community-initiated redevelopment, but is not intended to be applied to undeveloped areas of the city.													
<b>B. DIMENSIONAL STANDARDS</b>													
1. Density	2. Maximum Building Height	3. Maximum Building Coverage	4. Maximum Impervious Lot Coverage	5. Minimum Lot Size (see H below)	6. Minimum Lot Width (see H below)	7. Minimum Lot Depth	8. Minimum Perimeter	9. Setbacks					
								a. Front	b. Rear	c. Side	d. Street Side/Corner	e. Waterbody	
5.80	30'	35%	75%	7,500 SF	75'	None	None	25'	20'	7½' total 15'	30'	30'	
<b>C. PERMITTED USES</b>				<b>D. CONDITIONAL USES</b>			<b>E. SPECIAL EXCEPTION USES</b>			<b>F. OTHER STANDARDS</b>			
1. Community Residential Home 2. Dwelling, Single-Family, Detached 3. Manufacture Housing, Mobile Home 4. School, Public				1. Adult Day Care Center 2. Adult Family Care Home 3. Assisted Living Facility 4. Family Day Care Home 5. Foster Home 6. Group Home 7. Nursing Home 8. Parks and Recreation Facilities, Private 9. Parks and Recreation Facilities, Public 10. Public Facilities 11. Public Utilities 12. Water Survival Instruction 13. Wind Energy System			1. Child Care Facility 2. Historic Preservation Mixed Use 3. House of Worship 4. School, Private			All development must comply with setback requirements: 1. Wetlands (chapter 3, article II). 2. Special corridors and buffer requirements (chapter 3, article I). 3. Any other special requirements pursuant to this Code. 4. Use of dwelling units for transient lodging is prohibited in order to protect and maintain the residential character of the zoning district. 5. All single-family residential buildings shall have a minimum floor area of 850 square feet.			
<b>G. PERMITTED ACCESSORY USES:</b> Accessory uses customarily associated with, dependent on and incidental to their permitted principal uses, provided that such uses conform to the regulations set forth in chapter 2, article III.													

(Ord. No. 2013-13, § 14, 2-5-2013; Ord. No. 2015-23, § 2, 6-2-2015)