

Section 8.1 Purpose

This District is intended to provide suitable areas for mobile home residential developments. Given the lack of public water and sewer services the use of a lagoon or mechanical treatment system meeting all applicable State and County regulations is permitted.

Section 8.2 Permitted Uses

Land and/or buildings in this District may be used for the following purposes by right:

- A. Mobile/manufactured homes located in a licensed mobile home park.
- B. Mobile/manufactured home parks, subject to additional regulations in Section 8.8.
- C. The keeping of ordinary households pets, as identified in Article 2, 2.27.

Section 8.3 Special Land Uses

The following Special Uses may be approved by the Planning Commission subject to the applicable standards in Article 14 Site Plan.

- A. Churches.
- B. Child care centers, nursery schools, day care centers, not including dormitory facilities.
- C. Home Occupations.

Section 8.4 District Regulations

As required in Article 12.

Section 8.5 Parking

As required in Article 16.

Section 8.6 Signs

As required in Article 15.

Section 8.7 Site Plan Review

As required in Article 14.

Section 8.8 Additional Regulations

- A. All points of ingress and egress for vehicles shall be provided to a County Primary road, as classified by the St. Joseph County Road Commission.

- B. Recreation space and appropriate recreational equipment shall be provided in one or more properly located areas. The total amount of such space required shall be two hundred fifty (250) square feet per mobile home space in the mobile home park.

- C. A sight obscuring fence of not less than six (6) feet shall be provided along any lot line which abuts a more restrictive residential district. A greenbelt may be substituted for the fence. Such greenbelt shall have the same height and sight obscuring characteristics of the fence.

Section 8.9 Additional Requirements – Keeping of Animals

As required in Article 2, 2.27.

