

Section 800 R-5 RESIDENTIAL MANUFACTURED HOMES DISTRICT

800 Permitted Uses

- A. Single-Family Dwellings, including no more than one (1) Manufactured or Modular Home per Lot of Record.
- B. Two-Family Dwellings.
- C. Schools.
- D. Parks, playgrounds and community Buildings.
- E. Golf courses, except driving ranges, miniature courses, and other similar commercial operations.
- F. Fire halls and other public Buildings, Structures, and utilities.
- G. Accessory uses and Buildings.
- H. Child Care Homes as defined in ARTICLE II.
- I. Home Occupations as defined in ARTICLE II.
- J. Non-Profit Residential Homes for the Handicapped and/or Aged, as defined in ARTICLE II, provided that no more than eight (8) residents shall be allowed.
- K. On-Premise Signs as regulated in ARTICLE VI, Section 111.
- L. Utility substations and transformers.

801 Permitted on Review

The following uses shall be permitted only after being reviewed and approved by the East Ridge City Council as provided for in ARTICLE IV, Section 105 of this Ordinance:

- A. Child Care Centers as defined in ARTICLE II.
- B. Commercial Residential Homes for the Handicapped and/or Aged, as defined in ARTICLE II, provided that no more than eight (8) residents shall be allowed.
- C. Manufactured Home Parks.

802 Height and Area Regulations

- A. No Buildings shall exceed two and one-half (2½) stories or thirty-five (35) feet in height except that a Building may exceed these requirements provided that for every foot of additional height over thirty-five (35) feet, the Building shall be set back one (1) additional foot from all property lines.

- B. Yards with a minimum depth of twenty-five (25) feet shall be provided along any public street or right-of-way. (Formerly 803.2; Ord. No. 496, 8/9/1990)
- C. There shall be a Side Yard on each side of the Building of not less than ten (10) feet.
- D. There shall be a Rear Yard of not less than twenty-five (25) feet.
- E. Minimum Building Site Area:

	Minimum Area on Sewers	Public Water Supply & Septic Tanks
Single-Family Dwellings	10,000 sq. ft.	13,000 sq. ft.
Manufactured Homes	10,000 sq. ft.	13,000 sq. ft.
Two-Family Dwellings	10,000 sq. ft.	18,000 sq. ft.

- F. The minimum Frontage shall be sixty (60) feet.
- G. The Health Department may require larger Lots when septic tanks are used, due to soil conditions, topography, drainage, presence of swimming pools, or similar factors.

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Off-Street Parking Regulations

Off-Street Parking shall be provided on the same Lot as or a Lot adjacent to the Building in accordance with the following requirements:

- A. Single-Family Dwellings shall have two (2) Parking Spaces per Unit. Units with four (4) bedrooms or more shall be required to have three (3) Parking Spaces.
- B. Two-Family Dwellings shall have 1.5 Parking Spaces for every Dwelling Unit. Units with two (2) or more bedrooms shall be required to have two (2) Parking Spaces per Dwelling Unit.
- C. Parking Space for golf courses shall be at the rate of three-fifths (.6) per Acre plus one (1) Space for every six (6) seats in any accessory restaurant, café, or dining room.
- D. There shall be one (1) Space for every three (3) seats in a main auditorium of churches and other public Buildings.
- E. There shall be one (2) Space per three hundred (300) square feet of indoor space, exclusive of halls, stairs and similar service areas, for Child Care Centers. Child Care Centers shall also provide adequate turning and waiting areas.
- F. Elementary Schools shall provide one (1) Space for every classroom plus eight (8).

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- G. Middle and Junior High Schools shall have three (3) Spaces for every classroom or one (1) Space per every three (3) seats in the main auditorium or gym, whichever is greater.
- H. High Schools shall have six (6) Spaces for every classroom or one (1) Space per every three (3) seats in the main auditorium or gym, whichever is greater.
- I. There shall be one (1) Space per every resident for Homes for the Aged and/or Handicapped.

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General Provisions

- A. All Manufactured Homes shall be tied down in a manner meeting safety and performance requirements of any governmental regulations covering tie-down and anchoring devices, as specified by the Chief Building Official.
- B. All Accessory Buildings to the principal Building (whether attached or detached) shall be subject to the same permit procedures and other regulations pertaining to Dwelling Units.