

Zone District: **R-8** Manufactured Home Residential District

Purpose. The standards of this district (R-8) are designed to retain and provide areas of medium density for single-family manufactured homes located on individually owned lots.

Setbacks:	Front	20'	Side	5'	Rear	10'
Max. Coverage	50%					
Max. Height	20'					
Minimum Lot Width:	50'					
Minimum Lot Size:	5,000 Square Feet					

Performance standards: § 17-4-4(e)

Single Family Homes: § 17-4-11 Single family home placement standards

Off Street Parking § 17-4-42 Off-street parking residential.

Landscape: Not required

Outdoor Lighting § 17-4-52 Outdoor Lighting Performance Standards.

Public Sidewalks: § 17-4-44

Permitted Uses § 17-4-51(c)

Uses by right.

- | | |
|---|---|
| 1. Accessory community garden | 4. Manufactured home, one-family |
| 2. Accessory dwelling unit, established | 5. Residence, accessory dwelling unit (ADU) |
| 3. Home, Disabled | 6. Residence, one-family |

Uses by review.

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|----------------------------------|--------------------------|
| 1. Commercial, established | 4. Public utilities |
| 2. Community center | 5. Religious institution |
| 3. Parks, trails, and open space | |

Conditional uses:

- | | |
|---|---|
| 1. Accessory medical marijuana home cultivation | 6. Home based business |
| 2. Accessory solar array | 7. Legal non-conforming uses |
| 3. Child care home | 8. Mobile home, one-family |
| 4. Community garden | 9. Temporary construction yard |
| 5. Development in floodplain | 10. Temporary model home (sales office) |