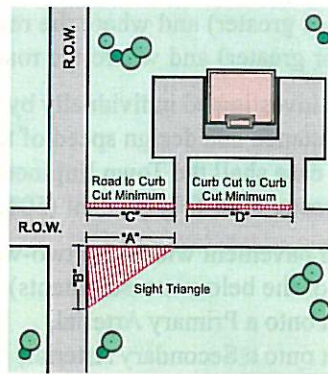


- B. All intersections must maintain a clear vision triangle where no Primary or Accessory Structures, trees, vegetation, or signs other than road signs are allowed to be placed or to project into. The Clear Vision Triangle is illustrated below.



- C. The following triangle leg lengths will apply to the determination of a clear vision triangle.
- | | |
|------------------------------|---------|
| a. along Primary Arterials | 45 feet |
| b. along Secondary Arterials | 40 feet |
| c. along Collectors | 35 feet |
| d. along Local Roads | 20 feet |

7.17 Public Improvement Standards (PI)

PI-01: The following public improvement standards shall apply as follows:

- A. Manufactured Home Parks and Multifamily Developments shall be permitted only if the public streets, drainage facilities, and utilities are adequate to serve the proposed development. Any public streets which will carry the increased traffic the park or development shall be adequate to accommodate such traffic. Drainage facilities and public utilities shall have sufficient capacity to serve the development. The town engineer shall make a determination as to needed street and drainage improvements. The town engineer or his designee shall make a determination as to needed utility improvements. The decision of the town engineer or his designee may be appealed to the Board of Zoning Appeals. When public improvements are required, the developer or authorized representative shall be required to post performance and maintenance guarantees for such improvements in a manner specified in the Subdivision Control Ordinance.
- B. Attachment to public or semi-public water and sanitary facilities shall be mandatory in MP, Manufactured Home Parks.
- C. Manufactured Home Parks shall be in accordance with IC 16-11-27-1 et. seq., Rule 410 IAC 6-6 and their subsequent amendments, the State Board of Health Requirements, and the requirements of this Ordinance.
- D. All private streets shall be constructed to the public streets standards set forth in the Public Improvement Design Standards Ordinance.

7.18 Open Space Standards (OS)

OS-01: The intent of the Open Space standards are to allow adequate open space in the MP, Manufactured Home Parks District:

- A. A minimum of 400 square feet per dwelling site shall be dedicated to open space, a portion of which shall be an active recreational area, or a quarter (1/4) acre whichever is greater. Open space shall be configured for the activity for which it is designed.
- B. The minimum lot size may be reduced provided that the amount by which the lot is reduced is devoted to common open space and the lot size is not less than 3200 square feet.