

## "MP" District

### 3.19 "MP" District Intent, Permitted Uses, and Special Exception Uses

#### District Intent

The "MP" (Manufactured Home Park) District is intended to provide a land use category for manufactured homes parks in the community as attractive and decent affordable housing. 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.

This district should be within close proximity to parks, open space, services and retail if possible. Avoid locating near conflicting land uses and non-family oriented businesses.

The Plan Commission and Board of Zoning Appeals should strive to promote an average net density of 7 to 8 dwelling units per acre community-wide in the "MP" district.

#### Permitted Uses

##### Residential

- manufactured home park \*\*
- dwelling, mobile home
- dwelling, manufactured
- dwelling, single-family
- residential facility for developmentally disabled (small) \*
- residential facility for mentally ill \*

##### Institutional/Public Facilities

- public park/recreation center

##### Miscellaneous

- private swimming pool

#### Special Exception Uses

##### Residential

- child care home (owner occupied home)
- Institutional/Public Facilities
- community center

##### Miscellaneous

- child care institution
- home occupation #1

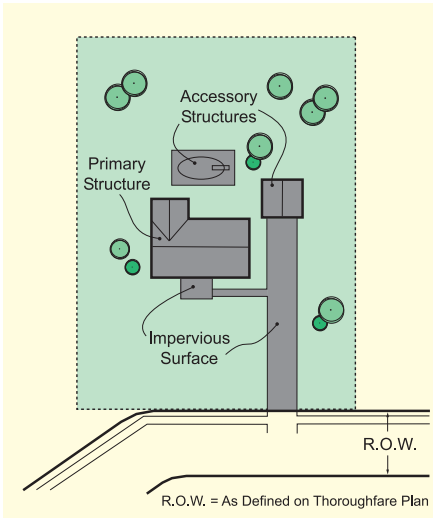
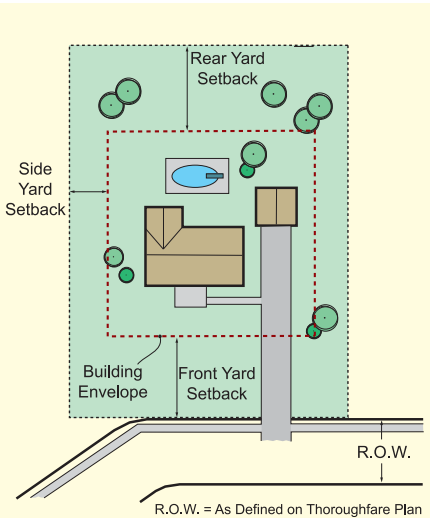
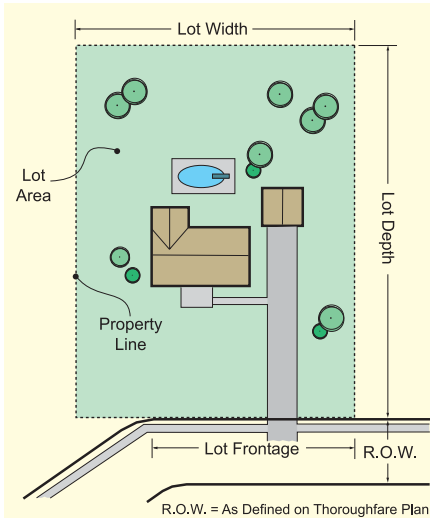
All Special Exceptions are discretionary by the Board of Zoning Appeals.

\* These uses are permitted by Indiana Code (IC 12-28-4-8 and IC 12-28-4-7).

\*\* A development plan shall be submitted, reviewed and approved by plan commission at a public hearing

# "MP" District

## 3.20 "MP" District Standards



### Minimum Lot Size:

- 5 acres

### Minimum Lot Width:

- 250 ft.

### Maximum Lot Depth:

- 3.5 times the Lot Width

### Minimum Dwelling Site Size:

- 4,000 square feet

### Min Dwelling Site Width:

- 30 feet

### Max Dwelling Site Depth:

- 3.5 times the Lot Width

### Sewer and Water:

- Requires municipal water and sewer hookup

### Minimum Lot Front Yard Setback:

- 35 feet when adjacent to a Primary Arterial Street or Parkway.
- 30 feet when adjacent to a Secondary Arterial Street.
- 20 feet when adjacent to a Collector Street.
- 20 feet when adjacent to a Local Street.

### Minimum Lot Side Yard Setback:

- 20 feet (plus buffer yard)

### Minimum Lot Rear Yard Setback:

- 20 feet for the Primary and Secondary Structures (plus buffer yard)

### Minimum Dwelling Front Yard Setback:

- 10 feet from edge of pavement of interior roads

### Minimum Dwelling Site Side Yard Setback:

- 7 feet for Primary and Secondary Structures

### Min Rear Yard Setback:

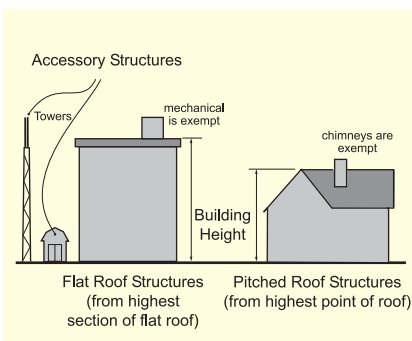
- 7 feet for the Primary and Secondary Structures

### Maximum Lot Coverage:

- square feet of all primary and secondary structures, and impervious surface cannot exceed 65% of the Lot Area.

### Minimum Main Floor Area per Dwelling Unit:

- 750 square feet per Primary Structure



### Maximum Structure Height:

- 20 feet for the Primary Structure
- 16 feet for Accessory Structures

## Additional Standards that Apply

Lot/Yard (LY)	Environmental (EN)	Open Space (OS)
• LY-01 ..... Page 82	• EN-01 ..... Page 88	• OS-01 ..... Page 97
Height (HT)	Floodplain (FP)	Home Occupation (HO)
• HT-01 ..... Page 82	• FP-01 ..... Page 90	• HO-01 ..... Page 97
Accessory Structures (AS)	Lighting (LT)	Telecommunication Facilities (TF)
• AS-01 ..... Page 82	• LT-01 ..... Page 92	• TF-01 ..... Page 99
• AS-02 ..... Page 82	Parking (PK)	• TF-02 ..... Page 102
• AS-05 ..... Page 84	• PK-01 ..... Page 92	• TF-03 ..... Page 102
Temporary Uses (TU)	• PK-02 ..... Page 92	Fences and Walls (FN)
• TU-01 ..... Page 85	• PK-03 ..... Page 92	• FN-01 ..... Page 103
• TU-02 ..... Page 85	• PK-06 ..... Page 93	Miscellaneous (MS)
Landscaping (LS)	• PK-07 ..... Page 94	• MS-01 ..... Page 103
• LS-01 ..... Page 85	Entrances/Drives (ED)	• MS-02 ..... Page 103
• LS-02 ..... Page 86	• ED-01 ..... Page 94	• MS-03 ..... Page 103
• LS-03 ..... Page 86	Vision Clearance (VC)	• MS-05 ..... Page 104
Buffer Yards (BY)	• VC-01 ..... Page 96	• MS-06 ..... Page 104
• BY-01 ..... Page 87	Public Improvements (PI)	• MS-07 ..... Page 104
Performance Standards (PS)	• PI-01 ..... Page 96	
• PS-01 ..... Page 88		