

ARTICLE XI. MH Mobile Home Residential District

§ 205-70. Purpose.

This district recognizes that mobile home development, properly planned, can provide important opportunities for affordable housing. It provides opportunities for mobile home development within planned parks or subdivisions, along with the supporting services necessary to create quality residential neighborhoods. The MH Mobile Home Residential District is appropriately used in areas designated by the Papillion Comprehensive Plan as medium-density residential or high-density residential.

§ 205-71. Site development regulations.

Regulator	1-Family Detached, and Mobile Home Units on Sub-divided Lots	1-Family Attached	Duplex Residential	Mobile Home Park	Other Permitted Uses
Site Area per Housing Unit (SF)	7,200	7,200	6,000	7,200	NA
Minimum Lot Area					12,000
In Conventional Development	7,200	7,200	12,000	8 acres	
In Conservation Development	6,000	6,000	10,000	8 acres	
Minimum Lot Width (feet)	60	50 per unit	60	150	60
Minimum Yards (feet)				(Note 1)	
Front Yard	30	30	30		30
Interior Side Yard	10	10	10		10
Street Side Yard*	15	15	15		15
Rear Yard	30	30	30		30
Maximum Height (feet)	35	35	35	35	35
Maximum Building Coverage	45%	45%	45%	45%	45%
Maximum Impervious Coverage	55%	55%	55%	55%	55%
Floor Area Ratio	NA	NA	NA	NA	NA
Maximum Amount of Total Parking Located in Street Yard	NA	NA	NA	20%	20%
Project Size Requiring Large Project Special Use Permit	NA	NA	NA	NA	NA
Minimum Depth of Open Space Adjacent to Street Right-of-Way Line (feet)	20	20	20	35	20

* Corner lots bordered by two arterial streets shall maintain full front yard setbacks on both arterials.

Note 1: 35 feet from all adjacent non-residential uses, 50 feet from all adjacent residential uses

§ 205-72. Zero Lot Line for Single-Family Attached Development.

Within a common development, interior side yard setbacks may be equal to zero for single-family detached residential use provided that:

1. The normal side yard setback requirement must be maintained adjacent to any lot with an existing structure not within the common development; or not otherwise designated for zero lot line use.

2. An easement for maintenance of the zero lot line façade is prepared by the developer and filed with the Sarpy County Register of Deeds, the City Clerk, and the Building Official at the time of application for a building permit.

§ 205-73. Regulations for mobile home parks in the MH District.

Mobile home residential uses in the MH district may be configured in a mobile home park or mobile home subdivision. Following the effective date of this chapter, no mobile home shall be located outside of a mobile home park or mobile home subdivision. A mobile home park is subject to approval of a special use permit and compliance with the following regulations:

- A. Certification. A certification of compliance with all ordinances and regulations regarding mobile home licensing, zoning, health, plumbing, electrical, building, fire protection and any other applicable requirements shall be required of all mobile home parks.
- B. Minimum and maximum area. A mobile home park shall be considered to be one zoned lot. The contiguous area of a mobile home park shall provide for a minimum of 50 mobile home spaces.
- C. Density requirements
 - (1) The minimum gross site area per dwelling unit shall be 7,200 square feet.
 - (2) The minimum size of an individual mobile home space shall be 4,000 square feet for single-wide mobile home units and 6,000 square feet for double-wide mobile home units.
 - (3) Each mobile home space shall have a width of at least 40 feet wide and a length of at least 75 feet.
- D. Site development standards.
 - (1) Setbacks. Each mobile home park shall have a minimum perimeter setback of 35 feet from adjacent nonresidential uses and 50 feet from adjacent residential uses. No space for a dwelling unit or any other structure shall be permitted in the required setback.
 - (2) Setback landscaping. All area contained within the required setbacks except sidewalks and private drives shall be landscaped and screened in conformance with Article XXXV of this chapter. Screening shall be provided in conformance with Article XXXV for any common property line with another nonresidential use.
 - (3) Impervious coverage. Impervious coverage for a mobile home park shall not exceed 55% of the total site area.
 - (4) Open space. Each mobile home park shall provide a minimum of 400 square feet of open recreational space per unit. Such space shall be provided at a central location accessible from all parts of the park by pedestrians. Required perimeter setbacks or buffers shall not be credited toward the fulfillment of this requirement.

- (5) Separation between mobile home units. The minimum separation between a mobile home unit and attached accessory structure and any other mobile home units and/or accessory structure shall be 20 feet.
- (6) Separation and setbacks for accessory structures. An accessory structure on a mobile home space shall maintain a minimum rear and side yard setback of five feet. A minimum distance of 10 feet shall be provided between any mobile home and an unattached accessory structure.

E. Street access and circulation requirements.

- (1) Access to public street. Each mobile home park must abut and have access to a dedicated public street with a right-of-way of at least 60 feet. Direct access to a mobile home space from a public street is prohibited.
- (2) Vehicular circulation. The mobile home park must provide interior vehicular circulation on a private internal street system. Minimum interior street width shall be 27 feet. The street system shall be continuous and connected with other internal and public streets; or shall have a cul-de-sac with a minimum diameter of 90 feet. No such cul-de-sacs may exceed 300 feet in length.
- (3) Separation between units and circulation areas. The minimum distance between a mobile home unit and any attached accessory structure and the pavement of an internal street or parking area shall be 10 feet.
- (4) Sidewalks. Each mobile home park shall provide a sidewalk system to connect each mobile home space to common buildings or community facilities constructed for the use of its residents; and to the fronting public right-of-way. Sidewalk width shall be at least four feet.
- (5) Street and sidewalk standards. All internal streets and sidewalks shall be hard-surfaced. Electric street lighting is required along all internal streets.
- (6) Parking requirements. Each mobile home park must provide at least two off-street parking stalls for each mobile home space.

F. Tornado shelters. Underground tornado shelters shall be provided in the mobile home park. Such shelter or shelters shall be built according to the recommendations of the Civil Defense Authority and be large enough to meet the specific needs of the park and its residents.

G. Utilities.

- (1) All mobile home parks shall provide individual units and common facilities with an adequate, piped supply of hot and cold water for both drinking and domestic purposes; and standard electrical service, providing at least one one-hundred-twenty-volt and one two-hundred-forty-volt electrical service outlet to each mobile home space.
- (2) Complete sanitary and sewer service shall be provided within each mobile home park in accordance with Chapter 170, Subdivision of Land.

(3) Properly spaced and operating fire hydrants shall be provided for proper fire protection within each mobile home park in accordance with Chapter 170, Subdivision of Land.

(4) All electric, telephone, gas and other utility lines shall be installed underground.

H. Financial responsibility. Each application for a mobile home park shall include a demonstration by the developer of financial capability to complete the project and a construction schedule.

I. Completion schedule. Construction must begin on any approved mobile home park within one year of the date of approval by the City Council. Such construction shall be completed within two years of approval, unless otherwise extended by the City Council.

J. All other uses and provisions of the Papillion mobile home park regulations are incorporated herein by reference. These provisions include tie-down and other structural requirements included in the Papillion Municipal Codes.

§ 205-74. Regulations for mobile home subdivisions in the MH District.

A. Mobile home subdivisions shall be developed in accordance with all standards and requirements set forth in Chapter 170, Subdivision of Land. Site development regulations shall be the same as those required in the R-2 Zoning District. Each mobile home shall be considered a single-family detached residential unit for the purpose of determining applicable development regulations.

B. Mobile home units within mobile home subdivisions shall be built in accordance with the minimum design standards of the United States Department of Housing and Urban Development and display a certification of such compliance.

C. Mobile home subdivisions shall provide tornado shelter facilities as required by § 205-73 (F) above.

§ 205-75. (Reserved)

§ 205-76. (Reserved)