

**SECTION 10.8 R-1M (P) (RESIDENTIAL - MOBILE HOME PARK (PHASED) ZONE)**

- A. PURPOSE: To accommodate mobile homes and provide such an area that will be so designated and constructed that it will be for the health, safety, and welfare of the people.
- B. PERMITTED USES
1. Mobile homes
- C. PERMITTED ACCESSORY USES AND STRUCTURES
1. Customary accessory uses and structures as related to mobile home parks including recreational and washing facilities, but shall not include any commercial operations.
- D. SPACE, HEIGHT, AND OTHER STANDARDS
1. Required area and minimum width of mobile home park - There shall be required a minimum of ten (10) acres for each mobile home park and the width of said park shall have a minimum of two hundred fifty (250) feet as measured along a dedicated and accepted right-of-way.
  2. Required lot area and lot widths - There shall be required a minimum lot area of six thousand (6,000) square feet for each mobile home lot widths at the building lot line, as set forth as the minimum of fifty (50) feet and shall abut an accepted and dedicated right-of-way.
  3. Required access to lots - Ingress and egress to the individual lots shall be only over an interior road developed as part of the mobile home park.
  4. Building height - No building or structure shall exceed twenty-five (25) feet in height.
  5. Required setback of all buildings at the exterior boundary lines of all mobile home parks - All buildings within the mobile home park shall be set back a minimum of fifty (50) feet from any street, lot, highway, dedicated right-of-way, or property line which is the exterior boundary line of said mobile home park.
  6. Front yard - For every mobile home lot there shall be a minimum front yard of twenty (20) feet from its respective lot line.
  7. Side yard

- a. For each mobile home lot there shall be a minimum side yard on the non-entrance side of fifteen (15) feet and on the entrance side of twenty (20) feet. This shall provide at least thirty-five (35) feet between all mobile homes.
  - b. Any side yard abutting any street, lot, highway, or dedicated right-of-way, shall have a minimum requirement of twenty (20) feet.
8. Rear yard - For each mobile home lot there shall be a minimum rear yard of twenty (20) feet.
9. Patio required - A patio slab of at least one hundred eighty (180) square feet shall be provided on each mobile home lot and conveniently located at the entrance of the mobile home. The patio slab shall be constructed of an all-weather type material and said patio slab shall meet the approval of the building inspector.
10. Sidewalks - Sidewalks shall be provided in the street right-of-way as set forth in the Kenton County Subdivision Regulations.
11. Each mobile home park and each mobile home shall be served with water, sewer facilities, and electric service in conformity with the regulations of the City of Erlanger.
12. Streets - All streets shall be dedicated public right-of-way and constructed to the required Kenton County specifications for subdivisions.
13. Recreation area - There shall be required that not less than five (5) percent of the gross area of the mobile home park to be set aside, appropriately designed, constructed, and equipped as a playground area. A minimum of one-half (1/2) acre per recreation site shall be provided.