



R-2A Manufactured Housing

Definition: Manufactured or Modular Homes must meet Uniform Building Code and be placed on a permanent foundation. This is not a Mobile Home, which may only be required to meet HUD Code.

- General Requirements:
- Minimum Lot Size is 7,200 SF
 - Maximum Structure Height is 45'
 - Driveway may be from 9' to 36' in width
 - Maximum Density is 6 families per acre

- Accessory Structures:
- Total footprint of accessory structure(s) must not exceed the primary structure's footprint
 - Total footprint of accessory structure(s) must not exceed 15% of lot area
 - Sidewalls exceeding 10' require Zoning Board approval

- Visibility Considerations:
- Shaded Areas must not have obstacles placed nor constructed features built which obscure visibility.
 - Privacy Fences shall not exceed 3' in height within these areas.

- Other Considerations:
- Projection of roof overhangs, sills, cornices, and ornamental features may extend up to 2' into any required yard
 - New R-2A Zoned Licensed Manufactured Home subdivisions must be by Special Exception and be a minimum of 7 1/2 acres and meet other criteria.

- REFERENCES:
- Sec. 715 (R-2A)
 - Sec. 801 Area, Yard, Height
 - Sec. 1006 Proj. Open Space
 - Sec. 1007 Corner Lots
 - Sec. 1008 Corner Visibility
 - Sec. 8-1 Fences
 - Sec. 22-178 Driveways