

# R-3 MOBILE HOME - RESIDENTIAL DISTRICT

PLANNING AND ZONING CODE - PART 13 - SEE ATTACHED ORDINANCE

City of Hurricane, WV

## BACK & SIDE YARD

- FENCES, WALLS AND HEDGES MAY BE PERMITTED AT MAX 6' HIGH (1339.04 (6))
- ALSO THEY MUST STOP AT 12' MAX FORWARD FROM REAR OF HOUSE

## SIDE YARD OFFSETS

- 6' MIN WITH MAX 1 1/2 STORY BUILDING
- 8' MIN WITH 2+ STORY BUILDING
- CORNER LOT 12' MIN ON SIDE ABUTTING THE STREET

## FRONT YARDS

- FENCE, WALL OR HEDGE IN FRONT YARD - 4' MAX HGT
- VISIBILITY AT INTERSECTIONS MUST ALWAYS BE MAINTAINED

## LOT SIZE

- 4500 sf MIN
- 2000 sf ADDITIONAL PER ADDITIONAL HOME
- OVER 25% SLOPE ADD 15% MORE LOT AREA (1343.02 (2B))

LOT LINE

- 50' MIN

6' MIN FROM ALLEYS

3' MIN FROM LOT LINES

## ACCESSORY BUILDING

- REAR YARD ONLY
- MAX 30% REAR YARD COVERAGE
- 12' HIGH MAX

6' MIN FROM OTHER BUILDINGS ON SAME LOT

CONNECTING BREEZEWAY ALLOWED

## BUILDING SEPARATION

HOMES, PORCHES, CANOPIES & OTHER APPURTENANCES SHALL BE SEPERATED FROM OTHER MOBILE HOMES AND FROM OTHER BUILDINGS BY AT LEAST 15' (1343.02 (2G))

MOBILE HOME  
UNLESS ELEVATED FOR  
FLOOD PLAIN AREAS

PORCH

## OFF STREET PARKING

- 2 SPACES MIN WITH GARAGE OR CARPORT CONSIDERED AS ONE SPACE (1343.02 (2C))
- 10' X 20' MIN
- DRIVEWAYS 9' X 18' (1343.05)

PROPERTY PIN

CURBS

STREET

STREET R/W

# R-3 MOBILE HOME RESIDENTIAL DISTRICT

USES, SIGNS, ACCESSORY BUILDINGS, DIMENSIONAL STANDARDS, OFF-STREET PARKING  
EXCERPTS FROM CITY OF HURRICANE, WV ORDINANCES – HURRICANE BUILDING DEPT.

## **Sec. 1343.01. - Permissive uses.**

The following buildings and uses are permitted in the R-3 Mobile Home Residential Districts:

All uses permitted in R-2 General Residential Districts.

(Code 1991, § 1343.01; Ord. of 10-3-1977)

## **Sec. 1343.02. - Special permit uses.**

The following uses and buildings may be permitted in the R-3 Mobile Home Residential Districts when authorized by the Municipal Planning Commission as a special exception:

(1) Any special permit use permitted in R-2 Districts (see Section 1341.02).

(2) Mobile home parks and mobile home park developments when established and operated in accordance with the West Virginia Department of Health Mobile Home Park Regulations and when in compliance with the following additional requirements:

- a. The Municipal Planning Commission, Council or the City Building Code Enforcement Official may, at any time, require the mobile home park operator to show proof of compliance with West Virginia Department of Health Regulations. Such proof shall be furnished within ten days after the written request is made and shall be based upon inspection made within the six months prior to the request for proof of compliance.
- b. A site of at least five acres is required; a minimum of 4,500 square feet of net area is required per mobile home unit.
- c. Two off-street parking spaces are required per mobile home unit.
- d. Setbacks for residential areas shall prevail, but no part of this space shall be used for any of the mobile home site functions.
- e. No spot or floodlights shall be used for lighting or advertising purposes. No lighting shall shine on adjacent properties.
- f. All points of entrance or exit for motor vehicles shall be located no less than 125 feet from the intersection of two streets.
- g. Mobile homes, including their porches, canopies and similar appurtenances, shall be separated from other mobile homes and from other buildings and structures by at least 15 feet.

(Code 1991, § 1343.02; Ord. of 10-3-1977)

## **Sec. 1343.03. - Permitted accessory uses.**

The following accessory buildings and uses shall be permitted in the R-3 Mobile Home Residential Districts:

All R-2 General Residential District accessory uses (see Section 1341.03).

(Code 1991, § 1343.03; Ord. of 10-3-1977)

## **Sec. 1343.04. - Dimensional standards.**

With the exception of mobile home parks and mobile home park developments, dimensional standards which apply in R-2 Districts (see Section 1341.04) shall apply in R-3 Mobile Home Residential Districts.

(Code 1991, § 1343.04; Ord. of 10-3-1977)

## **Sec. 1343.05. - Off-street parking and loading requirements.**

Off-street parking and loading requirements in the R-3 Mobile Home Residential Districts shall be scheduled according to the provisions of Article 1367.

(Code 1991, § 1343.05; Ord. of 10-3-1977)

## **CROSS REFERENCES**

*The provisions of this Zoning Ordinance shall be subject to such exceptions, additions or modifications as herein provided by the following supplementary regulations:*

## **Sec. 1309.02. - Definition of terms.**

Terms used in this Zoning Ordinance shall have the definition provided in any standard dictionary, except the following terms:

(30) *Mobile home* means a structure or vehicle with the following characteristics:

- a. It is used, designed for use or capable of being used as living quarters, an office or any commercial activity; and
- b. It is designed for transportation, after fabrication, on streets or highways on its own wheels and rests on its own chassis; and
- c. It arrives at the site where it is to be occupied complete except for minor or incidental unpacking and assembly operations, locations on jacks or other temporary or permanent foundations, connections to utilities and the like. Any mobile home which has the characteristics of subsections (30)a. to c. hereof may be located in a mobile home or trailer court. A "trailer" is not a mobile home. See also "trailer."

(31) *Mobile home lot* means a parcel of land within a mobile home park designated for the placement of a single mobile home and for the exclusive use of its occupants and guests.

(32) *Mobile home park or trailer court* means any lot, parcel or tract of land together with open spaces required by this Ordinance, used, designed, maintained or held out to accommodate one or more mobile homes or trailers, including all buildings, structures, tents, vehicles, accessories or appurtenances used or intended as equipment of such mobile home or trailer court, whether or not a charge is made for use of the court and/or its facilities. A mobile home or trailer court does not include an automobile, mobile home or trailer sales lot on which unoccupied mobile homes or trailers are parked for inspection and sale.

(33) *Mobile home park development* means a contiguous parcel of land subdivided into individual lots, each lot individually owned and intended or utilized as the site for placement of a mobile home and its facilities.