

## SECTION 3.018: RESIDENTIAL MOBILE HOME ZONE (RMH)

- (1) **PURPOSE:** The purpose of the RMH zone is to designate areas for a liberal mixture of permanent and recreational mobile homes, manufactured homes and one- and two-family dwellings. Land that is suitable for either the R-2 or the R-3 zones may be suitable for the RMH zone, provided that the RMH zone will neither conflict with the character of, nor impair the use of, surrounding properties.
- (2) **USES PERMITTED OUTRIGHT:** In the RMH zone, the following uses and their accessory uses are permitted outright, subject to all applicable supplementary regulations contained in this ordinance.
  - (a) One- or two-family dwelling.
  - (b) Mobile or manufactured home.
  - (c) Farm and forest uses.
  - (d) Home occupations.
  - (e) Public park and recreation areas.
  - (f) Public utility lines.
  - (g) Signs, subject to Section 4.020.
  - (h) Recreational vehicle used during the construction or placement of a use for which a building or placement permit has been issued.
  - (i) Mobile/Manufactured Home Park.
- (3) **USES PERMITTED CONDITIONALLY:** In the RMH zone, the following uses and their accessory uses are permitted subject to the provisions of Article 6 and the requirements of all applicable supplementary regulations contained in this ordinance.
  - (a) Churches or schools.
  - (b) Community meeting buildings and associated facilities.
  - (c) Three- or four-family dwelling.
  - (d) Swimming, tennis, racquetball, or other similar facilities.
  - (e) Utility substations and power transmission lines.

- (f) A temporary real estate sales office.
  - (g) Cemeteries.
  - (h) Accessory structures or accessory uses without an on-site primary use.
  - (i) Hospital, sanitarium, rest home, or nursing home.
  - (j) Fire or ambulance stations.
  - (k) Towers for communications, wind energy conversion systems, or structures having similar impacts.
  - (l) Recreational Campground.
  - (m) Recreational vehicles, where not allowed outright by Section 5.130.
  - (n) Temporary mobile kitchen units.
  - (o) Cottage industries.
  - (p) Water supply and treatment facilities, and sewage treatment plants.
  - (q) Foster family homes accommodating six or more children or adults.
  - (r) Bed and breakfast enterprise.
  - (s) Residential care, training, or treatment facility as defined by ORS 443.440; any facility which provides care, training, or treatment for six or more physically, mentally, emotionally, or behaviorally disabled individuals. Facilities that proved for five or less are addressed as ADULT FOSTER HOMES or FOSTER FAMILY HOMES.
- (4) **STANDARDS:** Land divisions and development in the RMH zone shall conform to the following standards, unless more restrictive supplemental regulations apply:
- (a) For a single family dwelling, the minimum size for lots with an average slope of 20 percent or less shall be 5000 square feet. For lots averaging over 20 percent, the minimum lot size shall be 6000 square feet for a single family dwelling. A two-family dwelling shall require 2500 square feet additional area, and each of the third and fourth dwelling units shall require an additional 3750 square feet. Where public sewers are unavailable, the County Sanitarian may require lot sizes greater than the minimum, if necessary for the installation of adequate on-site sewage disposal systems.

- (b) The minimum lot width shall be 50 feet; on a corner lot it shall be 65 feet.
- (c) The minimum lot depth shall be 75 feet.
- (d) The minimum front yard shall be 20 feet.
- (e) The minimum side yard shall be 5 feet; on the street side of a corner lot, it shall be no less than 15 feet.
- (f) The minimum rear yard shall be 20 feet; on a corner lot it shall be no less than 5 feet.
- (g) The maximum building height shall be 35 feet except on ocean or bay front lots, where it shall be 24 feet. Higher structures may be permitted only according to the provisions of Article 8.
- (h) Livestock shall be located no closer than 100 feet to a residential building on an adjacent lot.