

The maximum number of mobile homes within a mobile home park, per acre shall not exceed ten (10).

Off-Street Parking:

Two (2) off-street parking spaces shall be provided for each mobile home lot. (See Section 902.)

Design Requirements

The proposed development of a mobile home park shall be considered in accordance with an overall masterplan which shall include, as a minimum, the following requirements.

Landscaping.

The proposed development shall be designed as a single architectural scheme with appropriate common landscaping.

Lighting.

All driveways and walkways within the park shall be hard surfaced and lighted at night with electric lamps of not less than 250 watts each, spaced at intervals of not more than 100 feet.

Screening.

A 15-foot planted buffer strip, containing plants that at least eight (8) feet tall, shall be provided wherever the district adjoins the boundary or property line of another district.

Traffic Circulation. The locations of driveways, parking spaces and interior streets shall be designed on said plan, and approved by the Planning Commission.

Drainage and Sewage Disposal. Drainage and sewage disposal plans shall be submitted to and approved by the Summerdale Town Council.

Mobile Home Types. Must meet the latest NMHC and Safety Standards.

Section 606.B-1 Neighborhood Business District with residential component

This district is intended primarily to serve the needs of the surrounding residential neighborhoods, providing goods and services that are day-to-day needs, generally classed by merchants as *convenience goods and services*. Like the B-2 commercial business district it is to provide local shoppers with goods, services and specialty goods, amusements, restaurants, places of entertainment with and without the sale of liquor for the town wide market. The primary purpose is retail trade; however, a residential component may be added to the structure on the second floor in the downtown area to encourage downtown living.

All buildings located in the B-1 zoning district in the downtown area along 1st street shall

have an approved neo-traditional architectural façade, excluding ribbed metal siding, on the front elevation and all other elevations that are adjacent to a public/private street or right-of-way, and a minimum of ten (10) feet along sides not adjacent to a street. Acceptable materials for the external elevations of buildings or facades include stucco, brick, scored or split face block, wood shingles, wood lap or board and batten siding and fiber cement lap siding. It is recommended that large walls be broken up through the use of architectural features or embellishments such as color bands, cornice work, wainscot, protrusions, recessed windows or entries. Alternative materials other than listed above must be approved through the Site Plan approval process.

Use Regulations

Use Permitted:

Any retail use, service, or wholesale business not specifically restricted or prohibited, including but not limited to all of the following types of businesses: parking lots, hotels/motels, bed and breakfasts, offices, banks, public buildings, business signs, clubs and fraternal organizations, crematories, places of amusement and assembly, pet stores, churches, or similar places of worship, restaurants without or with the sale of alcoholic beverages as an ancillary use, places of entertainment without the sale of alcoholic beverages, and similar types of business.

Uses Permitted on Appeal:

Filling stations where no major repair work is done; hotels/motels; on-site residence whereby the purpose of which is to provide for the over-watch, protection, or management of the property or equipment pertaining or specific to the business.

Uses Prohibited:

Auto repair, laundry and dry-cleaning plants; manufacturing; cabarets; night clubs, whether or not operated by non-profit organizations; open-lot sales for cars or trailers, used or new; roller skating rinks; bowling alleys; curb markets and fruit stands; mobile home parks, any use prohibited in a B-2 Business District.

Space and Height Regulations

Minimum Lot Size:

None specified. However, it is the intent of the Ordinance that lots of sufficient size be used for any business service use to provide adequate parking and loading space in addition to the space required for the other normal operations of the business or service.

Minimum Yard Size:

Front 20 feet; rear 25 feet; street side yard 15 feet; interior side yards none except 20 feet when contiguous to a R-1, R-2, R-3, or MH-1 District, 10 feet of which shall be planted in an evergreen material or other suitable buffer to provide a screen, at least eight (8) feet in height,

Off-Street Parking:

See GENERAL PROVISIONS, Off-Street Automobile Storage. (See Section 902.)

Off-Street Loading:

Shall use required rear or side yard for loading or unloading.

Section 607. B-2 Commercial Business District.

This District serves several functions. It provides for the orderly development and expansion of the central business district, encouraging the discontinuance of non-conforming uses and a minimum of traffic and parking congestion. The district provides comparison shoppers' goods, convenience goods and services, specialty goods, amusements, and services for the town-wide market. The primary purpose of these functions is retail trade. All buildings in the B-2 Commercial Business District fronting 1st Street, shall have an approved architectural façade, excluding ribbed metal siding, on the front elevation and all other elevations that are adjacent to a public/private street or right-of-way, and a minimum of ten (10) feet along sides not adjacent to a street. Acceptable materials for the external elevations of buildings or facades include stucco, brick, scored or split face block, wood shingles, wood lap or board and batten siding and fiber cement lap siding. It is recommended that large walls be broken up through the use of architectural features or embellishments such as color bands, cornice work, wainscot, protrusions, recessed windows or entries. Alternative materials other than listed above must be approved through the Site Plan approval process.

Use Regulations

Uses Permitted:

Any retail use, service, or wholesale business not specifically restricted or prohibited, including all of the following types of businesses: parking lots, hotels/motels, bed and breakfasts, offices, banks, public buildings, major auto repair to include paint/body shops, business signs, printing plants, clubs and fraternal organizations, mortuary or funeral home, places of amusement and assembly, mini-warehouses, pet stores, automobile sales and service, bus terminals and taxi cab stands, storage plants, general warehousing, gasoline service stations, veterinarian hospitals and kennels, outdoor advertising signs, churches, or similar places of worship, restaurants, and similar types of business. Recreational vehicle parks are allowed outside of the overlay zones (see Section 608 BCOZ). Recreational vehicle parks shall be reviewed and approved using the Planned Unit Development process found in this Ordinance.

Uses Permitted on Appeal:

Dry cleaner plants and laundries. Manufacturing incidental to a retail business where articles are sold at retail on the premises, not specifically prohibited herein; on-site residence whereby the purpose of which is to provide for the over-watch, protection, or management of the property or equipment pertaining or specific to the business. Sexually oriented businesses may be permitted on appeal outside of any overlay zone.

Uses Prohibited: