

## 15-03-07 Mobile Home Residential District MH

A. Purpose. The Mobile Home Residential District M-H is established to provide a medium-density residential environment within Sandy City for mobile home owners that is characterized by a minimum of vehicular traffic and quiet residential neighborhoods favorable for family life.

B. Area Requirement. Mobile home subdivision shall have a minimum total development size of 3 acres.

C. Lot Size. The minimum lot area for each double-wide dwelling shall be 5,000 square feet; for each single wide dwelling, 4,500 square feet.

D. Frontage. The minimum width of any lot for a double-wide dwelling shall be 50 feet and for a singlewide dwelling, 40 feet, measured 20 feet back from the property line.

E. Front Yard Requirements. All buildings shall be set back a minimum 10 feet from the front property line.

F. Side Yard Requirements. All dwelling structures and other main buildings shall be set back from each property line a distance of at least 6 feet, and the total distance of the two side setbacks shall be at least 15 feet. The minimum side yards for a private garage and other accessory buildings or awnings shall be 3 feet, said side yard's distance to be measured from a point beginning at the outer edges of any overhangs or eaves. On corner lots, the side yard which faces on a street for both main and accessory buildings shall not be less than 10 feet.

G. Rear Yard Requirements. All dwelling structures and other main buildings shall be set back from the rear property line a minimum of 10 feet. Accessory buildings shall be set back a minimum of 3 feet, said rear yard's distance to be measured from a point beginning at the outer edges of any overhangs or eaves, provided that on corner lots which rear upon the side yard of another lot, accessory buildings shall be located not closer than 6 feet to such side yard.

H. Height of Buildings. No building shall be erected to a height greater than 25 feet (measured to the peak of the roof) and no dwelling shall be erected to a height less than one story above grade.

I. Mobile Home Requirements. All mobile homes permitted for location in any mobile home subdivision shall conform to the laws, specifications and requirements of the State of Utah the National Manufactured Housing Construction and Safety Standards Act of 1974, and shall have attached proper certification that the mobile home conforms to the same.