

## **SECTION 11A. MOBILE HOME SUB-DIVISIONS (R-3)**

### **A. PURPOSE**

The purpose of this district is to recognize the existing residential neighborhoods of Malta as well as those areas which are deemed appropriate for mobile home sub-divisions. A variety of residential types and densities, including two or three family dwellings and mobile homes, will be accommodated to provide a balance within the community. It is intended that this district be maintained and expanded to preserve the residential attractiveness in a mixed use atmosphere.

### **B. PERMITTED PRINCIPAL USES**

The following uses are permitted within this district, provided that only one principal use or structure is allowed on a single lot:

- (1) A single family residence;
- (2) A two or three family residence;
- (3) A mobile home: Under special provisions;
- (4) A park or recreation facility;
- (5) A church or any other place of worship.

### **C. CONDITIONAL USES**

NONE

### **D. ACCESSORY AND TEMPORARY USES PERMITTED**

The following accessory and temporary uses are permitted in this district;

- (1) Accessory buildings and uses incidental to the above uses.
- (2) Temporary buildings for and during construction only.
- (3) Home occupations under the requirements of Section 16.
- (4) Driveways, sidewalks, patios, retaining walls and steps require a permit. No fee charge.

### **E. SPECIAL PROVISIONS: MOBILE HOMES:**

- (1) Each mobile home lot must be provided with concrete ribbon footings that must be improved to support the mobile home and be provided with at least 4 anchors or cable tie downs for securing the mobile home. Building Inspector must approve.
- (2) Each mobile home must be properly skirted, entirely enclosing the bottom section within 60 days after placement.
- (3) Each mobile home must be provided with adequate storage space, such as access in skirting or an accessory building.
- (4) Only one mobile home may be located on a single lot.
- (5) Each mobile home shall have a minimum of 900 square feet of floor space.
- (6) Each mobile home shall have utilities connected in accordance with Malta and State of Montana requirements. All mobile homes must be connected to city water and sewer.

- (7) Each mobile home may not be over twenty years of age from time of approval to place within the city limits.
- (8) Each mobile home shall have siding, skirting and roofing materials of a type customarily used on site-constructed residences. (Examples: steel, wood, vinyl)

#### F. YARD REQUIREMENTS

Every lot shall have the following yard requirements as measured from the farthest extension of the structure:

- (1) **Front Yard** – a 30 foot yard shall be provided on all street frontages (as measured from the curb, drainage or equivalent drainage facility). Corner lots shall be construed as having two frontages, each of which shall allow a 30 foot yard with exception of corner lots located on streets with 60 foot rights-of-way, which shall allow for a 20 foot yard. Exception: NONE
- (2) **Side Yard** – Side yards abutting interior lot lines shall not be less than 3 feet.
- (3) **Rear Yard** – Rear yards of at least 3 feet shall be provided.
- (4) In determining building and yard requirements, the eaves shall be the determining factor.
- (5) A five (5) foot open entrance landing shall be allowed to all structures, provided it remains three (3) feet back from interior property line.

#### G. LOT AREA AND WIDTH

Except for existing lots of record which, because of ownership, cannot be reassembled to conform to this requirement, the following areas and widths are required:

- (1) Single family dwelling, mobile homes and all other permitted principal uses. Each lot shall contain a minimum of 7,000 square feet, and be at least 50 feet wide
- (2) Two or three family dwellings – Each lot shall contain a minimum of 4,000 square feet per dwelling unit, and be at least 50 feet wide.

#### H. BUILDING HEIGHT

- (1) Maximum height shall be 24 feet for all allowed principal uses, except two and three family dwellings shall have a maximum height of 32 feet.
- (2) Maximum height for accessory buildings may not exceed one and one-half (1 1/2) times the height of the primary dwelling, and shall not exceed 24 feet for single family or 32 feet for multiple family dwellings consisting of more than two units.

- (3) Accessory Buildings located on the same lot (not involving the conduct of a business) including one private garage, or community garage. Garages shall not exceed the following sizes for each lot:

Lot Size	Maximum Garage Size
3900 sq. ft. to 7000 sq. ft.	1000 sq. ft.
7001 sq. ft. to 10000 sq. ft.	1200 sq. ft.
over 10000 sq. ft.	1600 sq. ft.

Accessory Buildings must comply with all setback requirements.

#### I. OFF STREET PARKING

- (1) Single family dwelling – Two off street parking spaces are required per dwelling unit.
- (2) Two or three family dwellings – one and one-half (1 1/2) off street parking spaces are required per dwelling unit.
- (3) Numbers of non-residential parking spaces and all off street parking requirements shall comply with Section 18 of these regulations.

#### J. SIGNS

- (1) For residential uses – non-illuminated signs of less than 6 square feet in area;
- (2) For all other uses, non-illuminated signs, including bulletin boards at churches, parks and recreation facilities, not exceeding 12 square feet in area, provided the sign is located at least 10 feet from any street right-of-way and does not obstruct visibility.

#### K. GARAGES ON VACANT LOTS 8-13-10

One garage shall be allowed on a vacant lot with the following criteria:

- (1) Section H, Part 3 for garage size allowed shall be followed.
- (2) Maximum height is not to exceed 24 feet.
- (3) Residential use only, no commercial use allowed.
- (4) Garage must be placed on a cement foundation that meets city building codes, and placed towards the rear of a vacant lot to accommodate for a home to be built at a later date.
- (5) Proposed garage must have four walls, roof and siding that meets current building codes and an operational door. Pole barns are not an option in this area.
- (6) Only one (1) building per lot without a house will be allowed, either a garage or storage shed.