

CHAPTER 7

ONE FAMILY DWELLING "R-1", "R-1A", "R-1B", "R-1C", "R-1D" DISTRICTS

GENERAL.

The following regulations shall apply in all "R-1", "R-1A", "R-1B", "R-1C", and "R-1D" Districts.

7.1 USE REGULATIONS.

No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than one or more of the following specified permitted uses:

- (1) One Family Dwelling.
- (2) Church
- (3) The following use if approved as "Conditional Use":
 - (a) Beauty or Barber Parlor provided the non-residential activity does not occupy more than 20% of the first or ground floor or basement within a residential dwelling unit. No commodity shall be sold on the premises and one person only shall be engaged in such occupation.
- (4) Uses accessory to any of the above when located on the same lot and not involving the conduct of any business, trade, occupation or profession.

CHAPTER 8

MULTIPLE-FAMILY "R-2" DISTRICT

GENERAL.

The following regulations shall apply to all "R-2" Districts.

8.1 USE REGULATIONS.

No building or structure or part thereof, shall be erected, altered, or used, or land or water used, in whole or in part, for other than one or more of the following specified permitted uses:

- (1) Two Family Dwellings.
- (2) Multiple Dwellings, not to exceed four (4) dwelling units.
- (3) The following uses if approved as a "Conditional Use":
 - (a) Day nursery or preschool.
 - (b) Apartment building.
 - (c) Private clubs, lodge, fraternity, sorority and similar uses not operated for profit.
 - (d) Room and Boarding Houses.
 - (e) Doctor's Office.
 - (f) Nursing or rest home.
 - (g) Hotel, Motel, Motor Hotel.
 - (h) Lodging and Tourist Homes.
 - (i) Bed and Breakfast
- (4) Uses accessory to any of the above when located on the same lot and not involving the conduct of any business, trade, occupation or profession unless otherwise specified in this Ordinance.

CHAPTER 9

RESIDENTIAL OFFICE – “R-O” DISTRICT

GENERAL.

The following regulations shall apply to all “R-O” Districts.

9.1 USE REGULATIONS.

No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than one or more of the following specified uses:

- (1) Offices for the conduct of real estate, mortgage financing, insurance, or offices of architects, attorneys, accountant, tax consultants, engineers, dental or medical (including Clinics), or offices of other professions or businesses not involving sale or handling of merchandise on the premises.
- (2) Banks and Finance Offices.
- (3) Accessory Uses and Structures.

CHAPTER 10

RESIDENTIAL MOBILE HOME DISTRICT-"R-MH1"

MOBILE HOME PARK "R-MH1" DISTRICT

10.1. PURPOSE OF DISTRICT.

The "R-MH1" District is intended for those locations where there is need to regulate and control the design, use and intensity of use of mobile homes in mobile home parks so that the design and arrangement of mobile homes will be compatible with surrounding areas and traffic circulation and access controlled for the safety, convenience and general welfare of contiguous and nearby development.

10.2. USE REGULATIONS.

No development shall be located, altered or used, or land or water used, in whole or in part for other than one or more of the following specified permitted uses:

- (a) One-family mobile unit.
- (b) One-family compact or expandable mobile home unit.
- (c) Uses accessory to any of the above uses or other uses or enterprises similar to the above, which, in the judgment of the Commission are similar to and not more objectionable to the general welfare, than the uses listed.

10.3 LIMITATIONS OF USES.

The area of a District planned for a mobile home park shall be at least ten (10) acres of Net Development Area; however, such area may be platted and/or developed in two or more stages, provided that said stages conform in all respects with the over-all mobile home park design.

Net Development Area shall be determined by subtracting from the Gross Development Area the total areas for parks, schools, streets, rights of way and other related uses.

10.4 APPROVAL OF MOBILE HOME PARK PLAN ESTABLISHMENT OF "R-MH1" DISTRICT.

- (1) No mobile home shall be located or altered, or land or water used, nor shall any improvement permit be issued therefore, unless and until the "R-MH1" District and necessary mobile home park plan is officially approved by the Plan Commission and adopted by the Town Council.
- (2) All mobile homes shall be located and maintained in full conformity with the mobile home park plan as approved for each "R-MH1" District.

The proposed mobile home park plan shall show the use(s), the dimensions, locations and area of all use(s), streets, walkways, parks, school sites and other open spaces. The proposed mobile home park plan shall be prepared by and have the seal of a land surveyor duly registered to practice in the State of Indiana.

- (3) In recommending upon and approving mobile home parks, the Plan Commission shall consider the location, size height, spacing extent of use of any mobile home and their appurtenances, access and circulation for vehicles and pedestrians, streets, parking areas, yards and open spaces and the relationship to adjacent property. The Plan Commission shall not recommend nor the Town Council adopt such mobile home park plan unless it finds that such plan conforms to all applicable provisions of this Ordinance, that the safety and convenience of the public are properly provided for and that adequate protection and separation are provided for contiguous and nearby residential property.
- (4) There shall be required the recording of a final plat in such instances where other provisions of this Ordinance or other laws or Ordinance require such recording.
- (5) The owner of a mobile home park shall be responsible for illegal structures built within the mobile home park.
- (6) The owner shall be required to record with such mobile home park plan a covenant that he will maintain said streets, sidewalks, water and sewer lines in compliance with the minimum standards as established by the Town Council of the Town of Chandler, Indiana, and that should he fail to maintain said standards in any of these respects, the said Town Council, may after ten (10) days notice to such owner, effect all the necessary repairs or improvements as required to maintain said minimum standards and the cost of all the necessary repairs or improvement shall become a lien against said real estate and enforced and recorded against such real estate, and said covenant shall contain the following provision:

“that _____, being the owner or owners of the real estate contained in the above attached mobile home park plan hereby consent that if they or their assignees heirs or those holding or owning said land through said owners fail to maintain the streets, sidewalks, water and sewer lines according to and in compliance with the minimum standards for the maintenance of streets, sidewalks, water and sewer lines as established by the Town Council of the Town of Chandler, Indiana, and that after ten (10) days notice in writing to the owner of said land as shown upon the tax records in the Clerk Treasurer’s office of the Town of Chandler and at the address therein shown, then said owner, assignees, heirs and those holding or owning through said owners hereby authorize the said Town Council of

the Town of Chandler, Indiana, to make all necessary repairs and perform said necessary maintenance and further authorize said Town Council to file a lien against said real estate and enforce said lien pursuant to laws then applicable.”

10.5 AREA.

Every lot upon which a mobile home unit is located within a “R-MH1” District shall front onto a thirty-five (35) foot street or right-of-way and shall conform to the following minimum lot area and width requirements.

(1) Residential Use.

- (a) The lot area shall be a minimum of five thousand (5,000) square feet with a minimum average width of fifty (50) feet.

10.6 YARDS.

All yards shall be subject to the following provisions:

- (a) Front yard. Every lot shall have a front yard not less than fifteen (15) feet in depth.
- (b) Side yard. Every lot used for the location of a mobile home unit shall have a side yard on each side of not less than ten (10) feet in width.
- (c) Rear yard. Every lot shall have a rear yard of not less than fifteen (15) feet in depth.

Provided that no less than twenty-five (25) foot yard shall be provided as to all portions of the perimeter of the mobile home park contiguous to a residential district, except that the yard requirement herein shall be reduced by one-half (1/2) the width of any alley adjacent thereto, and, provided further that a greater yard may be required where the Plan Commission deems it necessary. All lots adjacent to public streets on the outside of said park or subdivision to be designated so front yard faces the said streets.

Where the boundary of a mobile home park directly abuts a residential district, a fence, wall or hedge shall be provided along such property boundary.

10.7 HEIGHT.

No mobile home, part thereof or appurtenances shall be erected or altered to a height exceeding thirty-five (35) feet.

10.8 LOT COVERAGE.

The combined area occupied by a mobile home and appurtenances shall not exceed thirty percent (30%) of the area of the lot.

10.9 MINIMUM FLOOR AREA.

The minimum floor area shall be nine hundred and fifty (950) square feet per mobile home unit.

10.10 ABANDONMENT AND EXPIRATION.

Upon the abandonment of a mobile home park or if upon the expiration of five (5) years from the zoning change so enacted, the mobile home park has not been substantially completed, the land involved in said plan shall revert to its former zoning district classification. The Plan Commission, upon application and public notice as required by law, may grant one extension of two (2) years upon an application being filed with said Plan Commission. The Plan Commission's decision shall be final on the question of substantial completion. In the event of reversion to former zoning as provided herein, the land and structures thereon shall be subject to all regulations and limitations of the zoning district then applicable.

10.11 OTHER LIMITATIONS.

All mobile homes and mobile home parks are subject to the requirements set forth in IC §16-41-27-1 et seq. and to the standards promulgated by the Indiana Department of Health.

CHAPTER 11

RESIDENTIAL MOBILE HOME SUBDIVISION DISTRICT-"R-MH2"

MOBILE HOME SUBDIVISION "R-MH2" DISTRICT

11.1 PURPOSE OF DISTRICT.

The "R-MH2" District is intended for those locations where there is need to regulate and control the design, use and intensity of use of mobile homes in mobile home subdivisions so that the design and arrangement of mobile homes will be compatible with surrounding areas and traffic circulation and access controlled for the safety, convenience and general welfare of contiguous and nearby development.

11.2. USE REGULATIONS.

No development shall be located, altered or used, or land or water-used, in whole or in part for other than one or more of the following specified permitted uses:

- (a) One-family mobile unit.
- (b) One-family compact or expandable mobile home unit.
- (c) Uses accessory to any of the above uses or other uses or enterprises similar to the above, which, in the judgment of the Commission are similar to and not more objectionable to the general welfare, than the uses listed.

11.3 LIMITATIONS OF USES.

The area of a District planned for a mobile home subdivision shall be at least ten (10) acres of Net Development Area; however, such area may be platted and/or developed in two or more stages, provided that said stages conform in all respects with the over-all mobile home subdivision design.

Net Development Area shall be determined by subtracting from the Gross Development Area the total areas for parks, schools, streets, rights of way and other related uses.

11.4 APPROVAL OF MOBILE HOME SUBDIVISION PLAN ESTABLISHMENT OF "R-MH2" DISTRICT.

- (1) No mobile home shall be located or altered, or land or water used, nor shall any improvement permit be issued therefore, unless and until the "R-MH2" District and necessary mobile home subdivision plan is officially approved by the Plan Commission and adopted by the Town Council.
- (2) All mobile homes shall be located and maintained in full conformity with the mobile subdivision plan as approved for each "R-MH2" District.

The proposed mobile home subdivision plan shall show the use(s), the dimensions, locations and area of all use(s), streets, walkways, parks, school sites and other open spaces. The proposed mobile home park and/or subdivision plan shall be prepared by and have the seal of a land surveyor duly registered to practice in the State of Indiana.

- (3) In recommending upon and approving mobile home subdivisions, the Plan Commission shall consider the location, size height, spacing extent of use of any mobile home and their appurtenances, access and circulation for vehicles and pedestrians, streets, parking areas, yards and open spaces and the relationship to adjacent property. The Plan Commission shall not recommend nor the Town Council adopt such mobile home subdivision plan unless it finds that such plan conforms to all applicable provisions of this Ordinance, that the safety and convenience of the public are properly provided for and that adequate protection and separation are provided for contiguous and nearby residential property.
- (4) There shall be required the recording of a final plat in such instances where other provisions of this Ordinance or other laws or Ordinance require such recording.
- (5) Except as set forth herein, the Subdivision Control Ordinance will be the guide for development of a mobile home subdivision, including but not limited to, dedication of streets and utilities, maintenance of streets, sidewalks, water and sewer lines.

11.5 AREA.

Every lot upon which a mobile home unit is located within a "R-MH2" District shall front onto a thirty-five (35) feet street or right-of-way and shall conform to the following minimum lot area and width requirements.

(1) Residential Use.

- (a) The lot area shall be a minimum of seven thousand five hundred (7,500) square feet with a minimum average width of seventy-five (75) feet.

11.6 YARDS.

All yards shall be subject to the following provisions:

- (a) Front yard. Every lot shall have a front yard not less than twenty-five (25) feet in depth.

- (b) Side yard. Every lot used for the location of a mobile home unit shall have a side yard on each side, which shall be at least ten percent (10%) of the width of the lot in width and the aggregate width of both side yards on any lot shall be at least twenty-five percent (25%) of the width of the lot in width.
- (c) Rear yard. Every lot shall have a rear yard of not less than twenty-five (25) feet in depth.

Provided that no less than twenty-five (25) foot yard shall be provided as to all portions of the perimeter of the mobile home subdivision contiguous to a residential district, except that the yard requirement herein shall be reduced by one-half (1/2) the width of any alley adjacent thereto, and, provided further that a greater yard may be required where the Plan Commission deems it necessary. All lots adjacent to public streets on the outside of said subdivision to be designated so front yard faces the said streets.

Where the boundary of a mobile home subdivision directly abuts a residential district, a fence, wall or hedge shall be provided along such property boundary.

11.7 HEIGHT.

No mobile home, part thereof or appurtenances shall be erected or altered to a height exceeding thirty-five (35) feet.

11.8 LOT COVERAGE.

The combined area occupied by a mobile home and appurtenances shall not exceed thirty percent (30%) of the area of the lot.

11.9 MINIMUM FLOOR AREA.

The minimum floor area shall be nine hundred and fifty (950) square feet per mobile home unit.

11.10 ABANDONMENT AND EXPIRATION.

Upon the abandonment of a mobile home subdivision or if upon the expiration of five (5) years from the zoning change so enacted, the mobile home subdivision has not been substantially completed, the land involved in said plan shall revert to its former zoning district classification. The Plan Commission, upon application and public notice as required by law, may grant one extension of two (2) years upon an application being filed with said Plan Commission. The Plan Commission's decision shall be final on the question of substantial completion. In the event of reversion to former zoning as provided herein, the land and structures thereon shall be subject to all regulations and limitations of the zoning district then applicable.

11.11 OTHER LIMITATIONS.

All mobile homes and mobile home subdivisions are subject to the requirements set forth in IC §16-41-27-1 et seq. and to the standards promulgated by the Indiana Department of Health.