

multi-family dwellings. Housing types include both immobile and mobile dwellings, subject to the applicable housing provisions of this Ordinance. The regulations are intended to prohibit any use which, because of its character, would interfere with the residential nature of this district. It is expected that municipal water and sewerage facilities will be available to each lot in such districts, or a reasonable expectation of service in the near future.

I. Permitted Uses:

- a. All uses permitted in R-75.
- b. Manufactured Homes, located on individual lots, subject to Article IX, Section 98, of this Ordinance.

II. Conditional Uses:

- a. Same as R-75.

III. Dimensional requirements:

- a. Same as R-75.

IV. Location of Accessory Buildings:

Accessory buildings shall not be erected in any front or side yard or within 20 feet of any street or highway line or within 10 feet of any lot line not a street or highway line. An accessory building or use shall be located in the rear yard provided it is located not less than 10 feet from the property line. In the case of a corner lot with reversed frontage or a lot with double frontage, no accessory building shall extend beyond the front yard line of the lots in the rear.

V. Corner Visibility:

On a corner lot, within the area formed by the centerlines of the intersecting streets and a line joining points of such centerlines at a distance of eighty (80) feet from their intersection, there shall be no obstruction to vision between a height of two (2) feet and a height of ten (10) feet above the average centerline grade of each street.

VI. Off-Street Parking:

Off-street parking shall be provided, as required to Article XI, Section 110, of this Ordinance.

Section 80.7 R-MH Residential Manufactured Home District. The R-MH Residential

Manufactured Home District permits high density residential development in the perimeter planning area. Individual or park water and sewerage facilities are expected to service this district.

I. Permitted Uses:

- a. Manufactured home parks, subject to Article IX, Section 96, of this Ordinance.

II. Dimensional requirements:

See Article IX, Section 96.

Section 80.8 Office and Institutional District The Office and Institutional District is designed to provide a wide range of professional and economic office space, as well as space for public and quasi-public uses. The regulations are intended to provide for adequate traffic access and parking facilities in addition to prohibiting any use which, because office/institutional nature of this district.

I. Permitted Uses:

- a. Public or privately owned medical and dental clinics, and offices where medical or dental services are rendered.
- b. Funeral homes.
- c. Banks, loan offices and agencies.
- d. Business, professional, government, religious, charitable or fraternal offices or agencies and private clubs not engaged in retail sales to the general public or the maintenance of a stock of goods, merchandise or supplies on the premises.
- e. Libraries, art galleries, museums, music or dancing institutions or schools.
- f. Auditoriums, armories, and publicly owned and operated recreational facilities.
- g. Publicly owned institutions, except jails, and other types of correctional institutions. This exception shall also include hospitals or institutions operated principally for the treatment of mental, alcoholic or narcotic patients.
- h. Customary accessory uses and structures when located on the same zoning lot as the principal structure, excluding however, open storage.

II. Conditional Uses:

- a. Public utility and service uses.