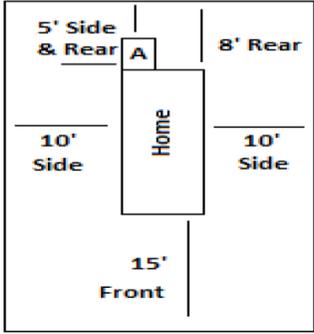


Mixed Residential (R-4)	Manufactured Home Park (P-MH)
Permitted Uses	
<p>Single-family dwelling Two-family dwelling (when consistent w/FLUD) Manufactured buildings (DCA approved residential units) Manufactured homes Church, Places of Worship Community and/or personal use garden Community residential home with six or less residents Convalescent home, adult congregate living facility Daycare, child, adult Orphanage Public Park, playground or other public recreational use School, accredited, public, private, parochial</p>	<p>Manufactured buildings (DCA approved residential units) Manufactured homes Church, Places of Worship Community or personal use garden Public or private golf course or tennis facility, which may include a country club or clubhouse Public Park, playground or other public recreational use</p>
Special Use Permit Uses	
<p>Accessory uses on noncontiguous vacant lot Art gallery Cemetery, crematory, mausoleum Community residential home with seven or more residents Gas meter facility and supply lines, high pressure (except where such permits are pre-empted by state or federal regulations) Horses or cattle for personal use (See special lot area and number requirements in Sec. 4.2.6.F) Library Museums Parking of commercial vehicles, see Sec. 4.3.21 Plant nursery, wholesale Pot-bellied pigs as pets Private clubs and community centers Professional office Public lodging establishments including resort condominium, non-transient apartment, transient apartment, rooming house, bed and breakfast inn, or resort dwelling Public or private golf course or tennis facility, which may include a country club or clubhouse Rehabilitation center, physical Sewage treatment plants with an inflow exceeding 5,000 gallons per day Sprayfields (or other type of effluent disposal area when application rate exceeds 5,000 gallons per day, if allowed by law) Water wellfields</p>	<p>Accessory uses on noncontiguous vacant lot Art gallery Cemetery, crematory, mausoleum Gas meter facility and supply lines, high pressure (except where such permits are pre-empted by state or federal regulations) Horses or cattle for personal use (See special lot area and number requirements in Sec. 4.2.6.F) Library Museums Parking of commercial vehicles, see Sec. 4.3.21 Pigeon lofts meeting the requirements of Sec. 4.3.20, on lots one acre or larger Plant nursery, wholesale Pot-bellied pigs as pets Professional office Public lodging establishments including resort condominium, non-transient apartment, transient apartment, rooming house, bed and breakfast inn, or resort dwelling Recreation building School, accredited, public, private, parochial Sewage treatment plants with an inflow exceeding 5,000 gallons per day Sprayfields (or other type of effluent disposal area when application rate exceeds 5,000 gallons per day, if allowed by law) Water wellfields</p>

Mixed Residential (R-4)	Manufactured Home Park (P-MH)
Development Standards	
<p>Maximum Density: 4 du/acre for Single-family 6 du/acre for Two-family 8 du/acre for Multiple-family 8-16 du/acre High-Urban Density (Vested or underlying land use designation, unless qualifies for the density exceptions provisions in Sec. 4.3.2.)</p> <p>Minimum Lot Area: 7,500/5000* square feet Single-family 12,500/7,700* square feet Two-family</p> <p>Minimum Lot Width: 75/70* feet Single-family 100 feet Two-family</p> <p>Maximum Building Height: 40 feet Maximum Floor Ratio: None</p>	<p>Maximum Density: 4 du/acre for single-family 6 du/acre for two-family (Vested or underlying land use designation, unless qualifies for the density exceptions provisions in Sec. 4.3.2.)</p> <p>Minimum Lot Width: 85 feet Single-family 100 feet Two-family</p> <p>Maximum Building Height: 40 feet Maximum Floor Ratio: None</p>
<p>Setbacks: Minimum Front Setback: 25/20* feet Minimum Rear Setback: 25/20* feet Minimum Side Setback: 8 feet Accessory Structures: 8 feet rear and side, Height Limit: 20 feet (see placement requirement in Sec. 4.2.6.C.(8))</p> <p>*For new residential subdivision development where central water and central sewer services are utilized.</p> <p>Smaller lots sizes may be approved administratively through the waiver process in Article 2, Division 10 including DRC recommendation and approval by the Board.</p>	<p>Setbacks: Minimum Front Setback: 25 feet Minimum Rear Setback: 15 feet Minimum Side Setback: 25 feet Accessory Structures: 8 feet rear and side (see height limitation and placement requirement in Sec. 4.2.6.C.(8))</p> <p>Diagramed Setback for Manufactured Home Parks Established after June 11, 1992:</p> <p>Setbacks for Homes Established after June 1992</p>  <p>The diagram illustrates the setbacks for a manufactured home. A central rectangle labeled 'Home' is shown within a larger rectangular boundary. The setbacks are indicated by lines and text: 5' Side & Rear (top-left), 8' Rear (top-right), 10' Side (middle-left), 10' Side (middle-right), and 15' Front (bottom). A small square labeled 'A' is positioned at the top-left corner of the home's footprint.</p>