

BILL NO. 3023-24

ORDINANCE NO. 2982-24

AN ORDINANCE AMENDING THE CODE OF THE CITY OF CAMDENTON, TITLE IV: LAND USE; CHAPTER 400: ZONING REGULATIONS; SECTION 400.010: DEFINITIONS; SECTION 400.050: GENERAL PROVISIONS; SECTION 400.180: MINIMUM LOT AREA AND WIDTH; AND ADDING NEW SECTION 400.125: 'R-M' MANUFACTURED/MODULAR/HOUSE RESIDENTIAL DISTRICT

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF CAMDENTON AS FOLLOWS:

Section 1. That the Code of the City of Camdenton, Title IV: Land Use; Chapter 400: Zoning Regulations be amended as submitted and attached in Exhibit A and made a part of this ordinance.

Section 2. All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed.

Section 3. This ordinance shall be in full force and effect after its passage by the Board of Aldermen and approval by the Mayor.

Read the first time this 20 day of February 2024

Read the second time and passed and approved this 20 day of February 2024


John D. McNabb, Mayor

ATTEST:


Renée Kingston, MMC/MPCC
Assistant City Administrator/City Clerk



New=bold

Delete=strikethrough

CHAPTER 400. ZONING REGULATIONS

Article I. General Provisions

Section 400.010

MOBILE HOME

A residential building or structure constructed and/or assembled in a factory, which is not certified pursuant to the HUD Code or the Building Code adopted by the City **and shall not be allowed within the City of Camden.**

SHIPPING CONTAINER

A portable storage container designed and manufactured according to specifications from the International Standard Organization (ISO) as a standard, reusable vessel intended to be loaded on a truck, rail car or ship, used primarily for shipping goods.

SHIPPING CONTAINER HOME

A dwelling construction of shipping containers with a minimum of one thousand (1,000) square feet of living space. Shipping container homes must meet standards as outlined in Section 400.125.

SHOUSE

A structure that contains a dwelling unit within or attached to an oversized garage, storage space or personal workshop all under a common or connecting roofing system. For purposes of a Shouse, these structures when on a farm, agricultural operation, or acreage shall not be classified as a farm building. In addition, the residence portion of the facility shall meet the requirements of Section 400.125 of this code.

Section 400.050. General Provisions.

A. Except as hereinafter provided:

1. No building or land shall be used except for purposes permitted in the district in which the building or land is located.
2. No building shall be erected, converted, enlarged, reconstructed or structurally altered except in conformity with the height, off-street parking, loading, and area regulations of the district in which the building is located.
3. The density and yard regulations of this Chapter are minimum regulations for each and every building existing at the effective date of this Chapter and for any building hereafter erected or structurally altered. No land required for yards or other open spaces about an existing building or any building hereafter erected or structurally altered shall be considered a yard or lot area for more than one (1) building, except as specifically provided hereinafter.
4. Every building hereafter erected, moved or structurally altered shall be located on a lot and in no case shall there be more than one (1) principal building and its customary accessory and/or secondary buildings on any lot, except as specifically provided hereinafter.

5. Cooperatives, condominiums and all other forms of property ownership do not affect the provisions of these regulations and all requirements shall be observed as though the property were under single ownership.
6. All mobile homes shall be located in an approved "PUD-MH" Mobile Home Planned Unit Development District as provided in Section 400.170(D)(1), except unoccupied mobile homes being offered for sale and located on a sales lot for new and used mobile homes as permitted in Section 400.140.
7. All manufactured homes shall be located in an approved "PUD-MH" Mobile Home Planned Unit Development "R-M" Manufactured/Modular/Shouse Residential District as provided in Section 400.170(D)(1) **400.125**, except for unoccupied manufactured homes being offered for sale and located on a sales lot for new and used manufactured homes as permitted in Section 400.140.
8. All modular homes or modular dwellings and all prefabricated homes shall be located only in an approved "PUD-MH" Mobile Home Planned Unit Development "R-M" **Manufactured/Modular/Shouse District** unless a conditional use permit is given for such modular homes or modular dwellings and prefabricated homes to be located in some other zoning district pursuant to the procedure under Section 400.290 of this Chapter.

ARTICLE II. USE REGULATIONS

SECTION 400.125. "R-M" Manufactured/Modular/Shouse Residential District

- A. Purpose.** The purpose of the "R-M" Manufacture/Modular/Shouse Residential District is to provide for well designed areas/subdivisions where public utilities are available and to establish basic standards which will determine the character of this land use and its effect on surrounding properties.
- B. Permitted Uses.** A building or land in the "R-M" District shall be used only for the following purposes:
 1. **Modular/Manufactured Homes.**
 2. **Shipping Container Homes.**
 3. **Shouse.**
 4. **Public buildings, parks and open spaces.**
 5. **Places of worship.**
 6. **Public and private schools.**
- C. Permitted Accessory Uses.** The following accessory uses are permitted in the "R-M" District:
 1. **Porches/decks within side yard setback requirements.**
 2. **Storage buildings in conformance with Section 500.080.**
 3. **Home Occupations.**
- D. Design Standards.** The following design standards are required in "R-M" District:
 1. **Minimum areas:**
 - a. **Subdivision/Area: three (3) acres.**
 - b. **Individual Lot: five thousand (5,000) square feet – first level above ground/basement must be a minimum of 640 square feet.**
 2. **Minimum lot width at building line:**
 - a. **Subdivision/Area: two hundred (200) feet.**
 - b. **Individual Lot: forty (40) feet.**
 3. **Minimum street frontage: twenty-five (25) feet.**

4. **Minimum lot depth:**
 - a. **Subdivision/Area: two hundred (200) feet.**
 - b. **Individual Lot: eighty (80) feet.**
5. **Minimum setback requirements measured from the structure to the lot line:**
 - a. **Front yard setback: thirty (30) feet.**
 - b. **Side yard setback: six (6) feet.**
 - c. **Rear yard setback: twenty-five (25) feet.**
 - d. **No more than one (1) structure shall be located on any one (1) lot.**
6. **Maximum Lot Coverage. Each dwelling, including all accessory buildings, garages and porches, shall cover no more than fifty percent (50%) of each dwelling site or lot.**
7. **Public Utilities.**
 - a. **All utility lines shall be underground, including electrical wiring and telephone lines.**
 - b. **Each lot shall be provided with individual water and sewer connections to public water and sewer systems.**
8. **Off-Street Parking and Loading. A minimum of two (2) paved off-street parking spaces shall be provided for each lot.**
9. **Subdivision/Area Access and Interior Circulation.**
 - a. **Access to the subdivision/area shall be from a collector or arterial street.**
 - b. **The number and location of access drives shall be controlled for traffic safety and protection of surrounding properties.**
 - c. **No individual lots shall have direct access to a street outside the boundaries of the subdivision/area.**
 - d. **Interior access drives shall be properly lighted.**
 - e. **Interior access drives and through or collector streets shall be in compliance with the standards of the subdivision regulations. Installations to discourage speeding through the area shall be approved by the Public Works Director.**
10. **Structures. All structures shall be structurally anchored to a permanent foundation and said foundation shall meet local, state, and/or federal building codes.**
11. **Exterior Structure Surfaces. All exterior structure surfaces must be painted or otherwise covered with materials that shall meet local, state, and/or federal building codes.**

Section 400.180. Minimum Lot Area And Width.

The following minimum lot areas and lot widths must be provided in the districts indicated:

District	Lot Width in Feet	Lot Area in Square Feet
"A-1"	NA	217,800 (5 acres)
"R-1"	75	9,000
"R-2"	50	6,000
"R-3"	50	6,000

District	Lot Width in Feet	Lot Area in Square Feet
"R-3TH"*	*Interior lots: 20 End lots: 25	Interior lots: 2,000 End lots: 3,000
"R-M"	40	5,000
"C-1"	None	None
"C-2"	None	None
"I-1"	None	None
"I-2"	None	None

Lot Area Per Family in Square Feet			
District	Single-family Dwelling	Two-family Dwelling	Multiple-family Dwelling
"A-1"	217,800	Not Permitted	Not Permitted
"R-1"	9,000	Not Permitted	Not Permitted
"R-2"	6,000	3,000	Not Permitted
"R-3"	6,000	3,000	1,500
"R-3TH"*	2,000	3,000	2,000
"R-M"	5,000	3,000	1,500

* All permitted uses other than for the construction of "townhouses" as zero-lot-line construction shall be required to meet the zoning requirements of a "R-3" District.