



Committed to our Residents, Organizational Pride, Leading by Example, Excellent Customer Service, Making a Difference, Accountable for our actions, Never settle for less – We are **COLEMAN**

ZONING FREQUENTLY ASKED QUESTIONS

RESIDENTIAL

1. Can I live in an RV on my residential lot?

Answer: No. Residential occupation of a recreational vehicle is only allowed in a properly zoned RV Park. However, you can store an RV on your residential property as long as it is parked on an improved surface.

2. Can I have a Manufactured Home on my residential lot?

Answer: Maybe. Current zoning allows for manufactured homes in all residential zoning areas, but not in agricultural or commercial areas. A permit must be obtained and used manufactured homes may not meet the necessary criteria.

3. Can I have a privacy fence around my property?

Answer: A privacy fence is allowed to enclose the side and rear yards of residential properties. Any fence around a front yard must be no higher than 4' tall and must be at least 50% see through (pickets).

4. Can I build a carport in front of my house?

Answer: Yes. Carports are allowed to extend into the required front setback in any residential zoning area, however the carport may not cross the property line into the City right of way. A permit is required.

COMMERCIAL

1. Can I operate a Game Room in Coleman?

Answer: Game Rooms are only allowed in Manufacturing/Industrial zoning districts. There are specific requirements for permits that must be met. Please see [Article 4.11](#) of the Code of Ordinances for more information.

2. Can my business sell alcohol in Coleman?

Answer: Yes. The City of Coleman has permitting fees and location restrictions for alcohol sales within the City Limits. Please see [Article 4.07](#) of the Code of Ordinances for more information.

For all other zoning related questions, please contact the Building Official or City Administration.