§ 195-58. Additional requirements governing mobile homes.

Additional requirements governing mobile homes shall be as follows:

A. Mobile home parks: see Article XIV, § 195-96.

B. Mobile homes on individual lots:

(1) All mobile homes shall be placed on supports or pillars which rest on concrete pads.

(2) All mobile homes shall be securely anchored to the ground prior to being occupied in order to withstand wind damage.

(3) All mobile homes must be skirted prior to occupancy.

C. Mobile home subdivisions:

(1) Must be developed in accordance with the Callahan Subdivision Regulations.

(2) Same as regulations for mobile homes on individual lots.

§ 195-59. Site plan required.

A site plan is required for all mobile home park development.

ARTICLE XI
RMF Multifamily Residential District

§ 195-60. Intent.

The intent of the Residential, Multifamily District (RMF) is to provide suitable sites for the development of multiple family residential dwellings. These sites will be developed in accordance with the Callahan Comprehensive Plan.

§ 195-61. Permitted uses.

Permitted uses shall be as follows:

A. Multifamily dwellings.

B. Duplexes.

C. Townhouses.

D. Group homes and foster care facilities.

§ 195-62. Permitted accessory uses.

See Article XIV, § 195-90.

§ 195-63. Conditional uses.

Conditional uses shall be as follows:

A. Single-family dwellings.

B. Home occupations.

C. Churches (including temporary revival establishments).

D. Day nurseries and kindergartens. **[Added 8-2-1993 by Ord. No. 6-O-1993]**

§ 195-64. Minimum lot requirements.

Minimum lot requirements shall be as follows:

A. Multifamily dwellings:

(1) Minimum lot width: seventy-five (75) feet.

(2) Minimum lot area: seven thousand five hundred (7,500) square feet, plus four thousand ten (4,010) square feet for each dwelling unit in excess of two (2).

B. Duplexes, group homes and foster care facilities:

(1) Minimum lot width: seventy-five (75) feet.

(2) Minimum lot area: seven thousand five hundred (7,500) square feet.

C. Townhouses:

(1) Minimum lot width:

(a) Interior lot: twenty (20) feet.

(b) Exterior lot: thirty (30) feet.

(2) Maximum lot area:

(a) Interior lot: two thousand (2,000) square feet.

(b) Exterior lot: three thousand (3,000) square feet.

(3) Maximum density: ten (10) dwelling units per acre.

§ 195-65. Minimum yard requirements.

Minimum yard requirements shall be as follows:

A. Multifamily dwellings:

(1) Front yard: twenty-five (25) feet.

(2) Side yard: twenty (20) feet.

(3) Rear yard: fifteen (15) feet.

B. Duplexes, group homes and foster care facilities:

(1) Front yard: twenty-five (25) feet.

(2) Side yard: ten (10) feet.

(3) Rear yard: fifteen (15) feet.

C. Townhouses:

(1) Front yard: twenty-five (25) feet.

(2) Side yard:

(a) Interior lot: zero (0) feet.

(b) Exterior lot: fifteen (15) feet.

(3) Rear yard: twenty (20) feet.

§ 195-66. Building restrictions.

Building restrictions shall be as follows:

A. Maximum building height: thirty-five (35) feet.

B. Maximum lot coverage: thirty-five percent (35%).

§ 195-67. Site plan required.

A site plan is required for development consisting of multifamily or townhouse dwelling units or group homes and foster care facilities.

ARTICLE XII
CG Commercial General District

§ 195-68. Intent.

The provisions of this district are intended to provide areas for the development of commercial uses which will provide the commercial needs of Callahan and surrounding areas. The areas designated in this district are intended to be accessible to major streets in Callahan. The Commercial, General District (CG) shall contain areas which are consistent with the commercial development guidelines established in the adopted Callahan Comprehensive Plan. It is also the intent of the CG District to encourage the concentration of commercial uses on contiguous parcels to be developed as a cohesive unit. Planned commercial developments are also encouraged.