

**ARTICLE 9**  
**MH, MANUFACTURED HOME DISTRICT**

**Section 9.01 Purpose of this Zoning District**

The purpose of the Manufactured Home (MH) District is to encourage a suitable environment for persons and families living in a mobile or manufactured home rather than a conventional single-family structure.

**Section 9.02 Uses Allowed with Site Plan Approval by the Zoning Administrator**

1. Manufactured home. . No home constructed prior to 20 years from the current year to date shall be permitted and shall not meet any of the dangerous building standards as stated in Blair Township Dangerous Building Ordinance # 136-09 section 3. A-I. (amend 104-05-18-01)
2. Mobile home. . (see manufactured home) (amend 104-05-18-01)
3. Standard single-family dwelling unit.
4. State licensed residential facility. No facility shall be closer than 1,500 feet to another state licensed residential facility.
5. Family daycare.
6. Places of worship.
7. Accessory dwellings, only with standard single-family dwelling units.
8. *Home occupations.*
9. *Family and group daycares.*
10. *Two-family dwelling unit.*
11. *Parks, trails, and greenways.*
12. *Farms of ten (10) acres or more.*
13. *Daycare centers and nursery schools.*
14. *Keeping of horses, as per section 16.06*
15. Small Wind Energy Systems 35 feet in height or less.

16. Co-location of Wireless Communication Antenna(s).
17. Top Soil Extraction
18. *Accessory Structures/Buildings*
19. *Uses customarily incidental to any of the above permitted*
20. *Farm Markets*

### **Section 9.03 Uses Allowed with Site Plan Approval by the Planning Commission**

The following uses of land and buildings are allowed in the MH District, provided the Planning Commission finds that the proposed use satisfies all of the requirements of this zoning ordinance.

1. Mobile home park.
2. Manufactured home park.
3. Mobile home subdivisions/Manufacture home subdivisions, subject to the Land Division Act, Act 288 of 1967, as amended, the Blair Township Subdivision Control Ordinance, as amended, and all other applicable acts, rules, and regulations.
4. Small retail operation.
5. Cluster development.
6. Publicly owned and operated municipal buildings, libraries, and recreation facilities.
7. Public, parochial, and private elementary, intermediate and/or secondary schools offering courses in general education.  
(Amendment 104-05-08-01; Effective 10/11/05)
8. *Public utility buildings, telephone exchange buildings, electric transformer stations and substations, or gas regulator stations (but not including service or storage yards) when operating requirements necessitate location of such facilities within the district. All buildings and structures shall meet the required setbacks.*
9. Communication Towers.

### **Section 9.04 Uses Allowed By Special Use Permit**

1. Standard restaurants.
2. Small retail operations.

3. Clubs and fraternal organizations.
4. Planned unit development.
5. Multiple-family residential developments.
6. Elderly housing developments.
7. Small personal service establishments such as hair salons, tailor shops, photographic studios, and barber shops.
8. Health/athletic clubs not exceeding 11,999 square feet.
9. Medical clinics. Veterinary clinics, except clinics having outdoor runs.
10. Community center.  
(Amendment 104-05-08-01; Effective 10/11/05)
11. *Foster care group home.*
12. *Convalescent and nursing homes, congregate care facilities.*
13. *Consulting-type business related to executive, administrative, or professional occupations, including, but not limited to, offices of a lawyer, accountant, insurance/real estate agent, architect, engineer, and similar occupation not exceeding gross floor area of 2,500 square feet.*
14. *Business service establishment such photocopying services, quick-printing establishments, office supply stores, and similar establishments, not exceeding 2,500 square feet.*
15. *Bed and breakfast.*
16. *Riding stables and kennels.*
17. *Golf courses and golf driving ranges.*
18. *Cemetery*
19. Small Wind Energy System over 35 feet in height.
20. Large Wind Energy System.

### **Section 9.05 Area and Bulk Requirements**

The following regulations shall apply to all uses within the MH, Manufactured Home District.

1. Minimum Lot Area.
  - a. The minimum lot area for a manufactured or mobile home park

development shall be 10 acres.

- b. The minimum lot area for a single manufactured home or single mobile home not located within a manufactured or mobile home park shall be 21,780 square feet with a minimum lot width of sixty (60) feet and a minimum lot depth of 100 feet.
2. Height. The maximum building height for a structure shall be twenty-five (25) feet, except as otherwise provided in this Ordinance.
  3. Setback Requirements. Except as otherwise specifically provided in this Ordinance, no structure shall be erected within the required setbacks areas as listed below:
    - a. The minimum front yard setback shall be thirty-five (35) feet.
    - b. The minimum interior side yard setback shall be ten (10) feet.
    - c. The minimum rear yard setback shall be twenty-five (25) feet.
    - d. The minimum street side yard setback shall be thirty-five (35) feet.