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2 **SECTION**

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5
6 **MANUFACTURED HOME PARK**
7 **RESIDENTIAL DISTRICT**
8 **(MH)**
9

10 Sections:

- 11
12 8-1 Application
13 8-2 Use Regulations
14 8-3 Parking Regulations
15 8-4 Area and Yard Regulations
16

17 **Section 8-1. Application**

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19 **8-1.01** The regulations set forth in this section, or set forth elsewhere in
20 these regulations, when referred to in this section, are the regulations in
21 the Manufactured Home Park Residential District (MH). The purpose of
22 this district is to provide a controlled environment for the placement of
23 manufactured homes.
24

25 **Section 8-2. Use Regulations**

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27 **8-2.01** In a Manufactured Home Park Residential District (MH) no
28 building, land or premises shall be used, and no building or structure
29 shall be hereafter erected or altered unless otherwise provided for in
30 these regulations, except for the following use of a manufactured home
31 park, subject to the following conditions:
32

- 33 1. The applicant for the manufactured home park must satisfy
34 the Board of Aldermen that the applicant is financially able
35 to carry out the proposed plan and shall prepare and submit
36 a schedule of construction, which construction shall begin
37 within a period of one (1) year following approval by the
38 Board of Aldermen and shall be completed within a period of
39 two (2) years.
40
41 2. The applicant for a manufactured home park shall prepare or
42 cause to be prepared a development plan and shall present
43 ten (10) copies of said plan for review by the Planning
44 Commission and the Board of Aldermen. This plan shall

1 show the proposed development that shall conform with the
2 following requirements:
3

- 4 a. All manufactured home spaces shall front upon a
5 private roadway of not less than forty (40) feet in
6 width, which shall have unobstructed access to a
7 public street, alley or highway. The manufactured
8 home park owner may dedicate all streets in a
9 manufactured home park for public use if such
10 dedication is approved by the Planning Commission
11 and the Board of Aldermen. Internal roadways and
12 walkways shall be durable and well drained under
13 normal use and weather conditions, and adequately
14 lighted at night. Unless they are dedicated to public
15 use, all internal streets shall be owned and maintained
16 by the manufactured home park owner. No
17 manufactured home space shall be designed for or
18 allow direct access to a public road outside the
19 boundaries of the manufactured home park unless all
20 roads within the manufactured home park are
21 dedicated to the public.
22
- 23 b. At least one (1) electrical outlet supplying at least 220
24 volts shall be provided for each manufactured home
25 space.
26
- 27 c. A recreational area of not less than one (1) acre shall
28 be provided at a central location in said park area.
29
- 30 d. Each manufactured home shall be built on a
31 permanent foundation.
32
- 33 e. Each manufactured home space within the
34 manufactured home park shall be numbered in an
35 orderly fashion and in a manner secure and consistent
36 throughout the mobile home park. The lot number
37 shall be displayed on the lot and be visible at all times.
38
- 39 f. A storm shelter shall be provided in a central location
40 and shall have the capability of sheltering three (3)
41 persons for each established manufactured home
42 space.
43
- 44 3. Proper provisions shall be made for adequate water supply,
45 fire protection and refuse collection as follows:
46

- 1 a. Application for rezoning to Manufactured Home Park
2 Residential District for a manufactured home park
3 shall include engineering plans and specifications of
4 the water supply and distribution system approved by
5 the water supplier.
6
- 7 b. Application for rezoning to Manufactured Home Park
8 Residential District for a manufactured home park
9 shall include engineering plans and specifications of
10 sewage disposal facilities and sewer lines.
11
- 12 4. All service buildings and the grounds of the park shall be
13 maintained in a clean, sightly condition and kept free of any
14 condition that will threaten the health of any occupant or the
15 public or constitute a nuisance.
16
- 17 5. No owner or person in charge of any dog, cat, or other pet or
18 animal shall permit it to run at large or commit any nuisance
19 within the limits of any manufactured home park.
20
- 21 6. All manufactured home parks shall have an area or areas set
22 aside for the storage of items owned by residents such as
23 boats, boat trailers, hauling trailers, automobiles and other
24 equipment for seasonal or periodic use. Such area shall be
25 provided for the exclusive use of residents of the
26 manufactured home park. Such equipment shall not be
27 stored upon a manufactured home space or upon the streets
28 within the manufactured home park. Such storage area
29 shall be screened from the remainder of the manufactured
30 home park by a combination of a solid or semi-solid fence of
31 minimum of six (6) feet high.
32
- 33 7. No private signs shall be allowed except those which identify
34 the Manufactured Home Park by name; identify
35 administrative areas within the
36 park; and identify the roadways and individual lots.
37
- 38 8. A responsible attendant shall be in charge of the park at all
39 times. Such attendant shall supervise the park, and,
40 together with the owner of the property, shall be responsible
41 for any violation of the provisions of this section that may
42 occur in the operation of such manufactured home park.
43
- 44 9. It shall be unlawful for any person to maintain or operate a
45 manufactured home park or travel trailer park on any

1 property unless such person shall first rezone such property
2 into the Manufactured Home Park Residential District.
3

4 **Section 8-3. Parking Regulations**
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6 **8-3.01** Off-roadway parking shall be provided at the rate of two (2)
7 parking spaces for each manufactured home space. In addition, on-
8 roadway parking shall be maintained for guests in the amount of at least
9 one (1) parking space for every three (3) manufactured home spaces.
10

11 **Section 8-4. Area and Yard Regulations**
12

13 **8-4.01** Yards: Manufactured homes shall be so located on each space
14 that there shall be at least a twenty (20) foot clearance between
15 manufactured homes, provided, however, that with respect to
16 manufactured homes parked end-to-end, the end-to-end clearance shall
17 not be less than fifteen (15) feet. Accessory uses shall not be located
18 closer than five (5) feet to the principal structure on the lot. No
19 manufactured home shall be located closer than twenty-five (25) feet
20 from any building within the park or from any property line bounding the
21 park.
22

23 **8-4.02** Lot Width: Each manufactured home space shall be at least
24 sixty (60) feet wide and clearly defined.
25

26 **8-4.03** Lot Area Per Family: Manufactured home parks hereafter
27 approved shall be at least ten (10) acres in size and shall not exceed six
28 (6) units per gross acre, and space shall be provided for each
29 manufactured home consisting of a minimum of seven thousand (7,000)
30 square feet.
31