

Sec. 17-67(e) **Mobile Home Park District (MHP)**. The Mobile Home Park District is intended to provide for the orderly development and placement of mobile home parks to provide for a range of housing opportunities throughout the town's planning jurisdiction.

- (1) *Definitions of terms specific to this subsection (e).* [The following words, terms and phrases, when used in this subsection (e), shall have the meanings ascribed to them in this subsection (e)(1), except where the context clearly indicates a different meaning:]

*Classification.* Mobile homes are classified into two (2) categories as follows:

*Class A.* Manufactured housing units that meet both state and U.S. Department of Housing and Urban Development Mobile Home Construction Standards, and are in a subdivision of lots for sale.

*Class B.* Manufactured housing units that meet state and U.S. Department of Housing and Urban Development Mobile Home Construction Standards, and are in a mobile home park with leased or rental spaces.

*Manufactured home* means a portable manufactured housing unit, over thirty-two (32) feet in length and over eight (8) feet in width, designed for transportation on its own chassis and placement on a temporary or permanent foundation. The term shall also include a doublewide housing unit which is two (2) or more portable manufactured housing units, over thirty-two (32) feet in length and eight (8) feet in width, designed for transportation on their own chassis, which connect on site for placement on a temporary or permanent foundation.

*Mobile home* means a structure that: (1) Consists of a single unit substantially assembled at the factory or of two (2) (doublewide) or three (3) (triplewide) principal components totally assembled at the factory and joined together at the site; (2) Is designed so that the total structure (or in the case of a doublewide or triplewide, each component thereof) can be transported on its own chassis; (3) Is over thirty-two (32) feet long and over eight (8) feet wide; (4) Is designed to be used as a dwelling and provides complete, independent living facilities for one (1) family, including permanent provisions for living, sleeping, eating, cooking, and sanitation; (5) Is actually being used, or is held ready for use, as a dwelling; and (6) Is not permanently attached to a foundation. A structure that is

otherwise defined in this definition as a mobile home is permanently attached to its foundation if: (1) The foundation was constructed in such a way or at such expense as to make it unlikely that the mobile home placed upon it will later be removed; (2) The mobile home cannot be removed from the foundation without great expense or severe damage to the mobile home.

*Mobile home lot* means a piece of land within a mobile home park whose boundaries are delineated in accordance with the requirements of the article and that is designed and improved in accordance with the requirements of the article to accommodate one (1) mobile home.

*Mobile home space* means a plot of land within a mobile home park designed for the accommodation of a single mobile home in accordance with the requirements set forth in this article.

*Mobile home park major collector street* means any mobile home park street or road intersecting or providing direct access to a state-maintained road, or a street that regularly serves forty (40) percent of the residents of the park.

*Mobile home stand or pad* means that portion of the mobile home space designed for and used as the area occupied by the mobile home proper.

*Modular or prefabricated construction* means construction of prefabricated units which are fabricated prior to erection or installation in a building or structure, and may be shipped to their final onsite location. A manufactured home is considered a mobile home if a title is issued for the home when manufactured and would be considered personal property. If no title is issued, the home is considered real property rather than personal property.

*Operator* means the person responsible for the operation of a mobile home park.

*Travel trailer* means any vehicle, house car, camp car, or any portable or moveable vehicle on wheels, skids, rollers, or blocks either self-propelled or propelled by any other means which is used or designed to be used for residential.

*Underpinning* means metal, vinyl, brick, block, or other approved skirting material around the mobile home base.

(2) *Permitted uses.* The following uses are permitted after issuance of a special use permit for a mobile home park:

- a. An individual mobile home that utilizes a public water and sewer system at a density of four (4) dwelling units per acre (based on the gross land area of the mobile home park); or
- b. An individual mobile home that utilized a public water system and septic tank at a density of three (3) dwelling units per acre (based on the gross land area of the mobile home park).

(3) *Minimum internal building setback.* Where no individual lot lines internal to the mobile home park exist, each mobile home shall be no closer than twenty (20) feet from another mobile home.

(4) *Minimum building setback requirements.* The minimum building setback in a mobile home district shall be as follows:

- a. From any arterial or collector street, sixty (60) feet.
- b. From any local street not within the mobile home park, fifty (50) feet.
- c. From any street within the mobile home park, twenty (20) feet.
- d. From any interior lot line, ten (10) feet.
- e. Accessory buildings may be constructed in the rear yard provided they are no larger than ten (10) feet by ten (10) feet and no closer than ten (10) feet from any adjoining lot line.

(5) *Utility requirements.* All mobile home parks shall conform to the following utility requirements:

- a. An accessible adequate, safe supply of water shall be provided in each mobile home park. When a municipal or county water supply is not available, a community water supply shall be developed and its supply used exclusively in accordance with the standards of the state division of health services and the county environmental health department.
- b. Adequate and safe sewage disposal facilities shall be provided in all mobile home parks. Collection systems and sewage treatment plants complying with the requirements of the state natural resources and community development department shall be provided. Plans for sewage collection systems and treatment facilities shall be submitted to the state natural resources and community development department and the county environmental health department. Individual septic tank

systems can be considered, if soil, topography, and groundwater conditions are favorable.

- c. All utilities shall be underground.

(6) *Streets and parking.* All mobile home parks shall conform to the following street and parking requirements:

- a. All streets in mobile home parks shall be paved.
- b. Maintenance of such streets shall be provided by the owner or operator of the park, who will be required to post a bond for the first year's maintenance, amount and terms to be determined by the planning director.
- c. Permanent dead-end streets or culs-de-sac shall not exceed one thousand (1,000) feet in length and shall be provided with a turnaround of at least one hundred (100) feet in diameter.
- d. Permanent dead-end streets or culs-de-sac shall not exceed one thousand (1,000) feet in length and shall be provided with a turnaround of at least one hundred (100) feet in diameter.
- e. New street names or mobile home park names shall not duplicate, or be similar to, existing street names or mobile home park names in the county. The mobile home park developer shall be required to provide and erect street name signs to state standards at all intersections within the mobile home park.
- f. Sidewalks, or a paved pedestrian walkway, shall be provided along all streets within the mobile home park.
- g. A minimum of two (2) automobile parking spaces surfaced with an all weather surface shall be provided adjacent to each mobile home space but shall not be located within any public right-of-way or within any street in the park.
- h. All spaces within a mobile home park shall be serially numbered for mailing address purposes. These numbers shall be displayed in the front of the mobile home on the driveway side with four-inch lettering.
- i. All streets in the mobile home park shall be adequately illuminated. The minimum streetlight shall be a 175-watt mercury vapor approximately seven thousand (7,000) lumen class, or its equivalent, spaced at intervals of not more than three hundred (300) feet and at each intersection.

(7) *Recreation areas.* All mobile home parks shall provide a play lot of three hundred (300) square feet suitable for active play and a ten thousand (10,000) square foot area for active or passive recreation, with a minimum area of ten thousand (10,000) square feet for every twenty-five (25) dwelling units.

(8) *Mobile home park use/appearance requirements.* All uses within a mobile home park shall conform to the following regulations:

- a. *Abandoned vehicle.* No junked or abandoned vehicles shall be allowed.
- b. *[Additions.]* No living compartment or structure other than a "Florida-type" room, or other prefabricated structure, specifically designed for mobile home use or extension, shall be added to any mobile home.
- c. *Administrative office.* Within a mobile home park, one (1) mobile home may be used as an administrative office.
- d. *Building proportion.* The main portion of the building, when viewed from the front lot line, shall have a building length not exceeding six (6) times the building width.
- e. *Chassis and tongue removal.* The wheels, towing tongue and undercarriage of the chassis shall be removed upon final placement of the unit.
- f. *Evacuation plan.* Each mobile home park in a community's floodprone area shall have an evacuation plan indicating alternate vehicular access and escape routes. All mobile homes to be placed in floodprone areas shall be anchored to resist flotation, collapse, or lateral movement by providing over-the-top ties at each of the four (4) corners of the mobile home with two (2) additional ties per side at intermediate locations.
- g. *Exterior appearance.* All mobile homes shall meet the following standards:
  1. Each mobile home must have exterior siding that is either painted, or stained wood such as board and batten, or board-on-board, masonite, simulated stucco, residential grade aluminum, or vinyl lap siding. All siding shall be in good condition, complete, not damaged, pierced or loose;
  2. Each mobile home shall either have a brick curtain wall or have ABS plastic color skirting with interlocking edges (keylocked) installed around the perimeter of the home before a certificate of occupancy is issued. Skirting shall be attractive and in good condition, not pierced, and shall be laid-up in an attractive, workmanlike manner;
  3. Each mobile home having a painted exterior, shall have the exterior paint in good condition, not peeling or any rust showing through;

4. All windows and doors shall be intact and in working condition; and,
  5. Permanent steps, meeting the state building code shall be in place.
- h. *Mailboxes.* When more than five (5) rural mailboxes are used for mail delivery, the approval of the local post office department and the district highway engineer shall be required.
  - i. *Project/development identification sign.* Mobile home park identification signs shall not exceed thirty-two (32) square feet in area and shall not exceed twelve (12) feet in height. Only indirect, non-flashing lighting shall be used for illumination.
  - j. *Sidewalks.* Sidewalks shall be located on at least one (1) side of each street within the mobile home park.
  - k. *Solid waste.* The mobile home park management shall be responsible for the proper storage, collection, and disposal of solid waste as specified by the county health department.
  - l. *Resident requirements.* All mobile home park residents must be required to comply with an established set of requirements through contracts, restrictive covenants, or other valid means. Failure to enforce such restrictions subjects the property to a revocation of the mobile home park zoning.

(9) *Landscape requirements.*

- a. All mobile home parks shall be landscaped in accordance with section 17-180.
- b. A landscaped buffer strip shall be provided at all exterior property lines and shall consist of an approved wall, fence, or a planted strip at least eight (8) feet in width, composed of deciduous or evergreen trees or a mixture of each, spaced not more than twenty (20) feet apart and not less than one (1) row of dense shrubs, spaced not more than five (5) feet apart and five (5) feet in height; after one (1) growing season, which shall be planted and maintained in a healthy, growing condition by the property owner.

(10) *Conformance with mobile home park standards.*

- a. It shall be unlawful for any person to construct or engage in the construction of any mobile home park or make any addition or alteration to an existing mobile home park within the county unless a final plan of the mobile home park has been approved in accordance with this section. No new mobile home park or

mobile home park addition shall be occupied until a certificate of occupancy has been issued by the town's inspections department.

- b. The owners, management, or occupants to whom a construction permit for a mobile home park is issued shall operate the park in compliance with this article and shall provide adequate supervision to maintain the park, its facilities, and equipment in good repair and in a clean and sanitary condition. The town inspections department may, after due notice, subject to the right of appeal, suspend or revoke the certificate of occupancy for failure to maintain the park in compliance with the provisions of this article. The certificate of occupancy may be revoked for a specific section of a mobile home park that is in violation and occupancy allowed to continue in portions of the park that are in conformity with the certificate of occupancy.
- c. The town planning, inspections, and county health departments may conduct as many inspections of mobile home parks as are deemed necessary to ensure the compliance of applicable standards.

(11) *Certificate of compliance and occupancy.* A certificate of occupancy must be authorized and issued by the inspections department prior to occupancy of a mobile home park. Construction must conform to the approved plan.

**Note:** A certificate of occupancy may be issued if all required work, other than the completion of the foundation skirting, is completed, provided that a certificate of completion is issued within ninety (90) days' of the issuance of the certificate of occupancy. If no certificate of completion is issued within ninety (90) days, the certificate of occupancy shall be void.

**Adopted by Selma Town Council January 2010.**