

SUBCHAPTER 1L "MH-1" MANUFACTURED HOME PARK DISTRICT

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5-1L-1 " MH-1" DISTRICT REGULATIONS. The regulations set forth in this Subchapter or set forth elsewhere in this Title, when referred to in this Subchapter, are the regulations in the "MH-1" Manufactured Home Park District.

5-1L-2 USE REGULATIONS. A building or premises within the MH-1 District shall be used only for the following purposes:

1. Any use, including accessory buildings and uses, allowed in the "R-1" Residential District."
2. Manufactured Home Parks in accordance with the provisions of this Subchapter and applicable state and federal laws and regulations.
3. No more than two (2) permanent site-built Dwellings shall be permitted in any single Manufactured Home Park.
4. Recreational facilities within a Manufactured Home Park for exclusive use of the occupants of the Manufactured Home Park.

5-1L-3 PARKING REGULATIONS. Parking regulations relative to allowable uses within the MH-1 District situated outside a Manufactured Home Park shall be as otherwise set forth in this Title. The following regulations shall govern parking within a Manufactured Home Park:

1. Two paved parking shall be provided on each Manufactured Home Lot.
2. In addition, paved guest parking areas shall be provided throughout a Manufactured Home Park containing parking spaces at the rate of one (1) parking space per Factory-Built Home within a Manufactured Home Park, provided such parking areas not be required when public streets or private drives serving the interior of the Manufactured Home Park are constructed at least twenty-eight (28) feet in width.
3. Parking shall not be allowed on private drives less than twenty-eight feet (28') in width.
4. Parking shall be allowed on one side only of private drives which are at least twenty-eight feet (28') in width.

5. Parking shall be allowed on both sides of private drives which are at least thirty-two feet (32') in width.
6. Vehicles such as boats, boat trailers, travel trailers, pickup coaches, truck tractors, trucks over one ton pickup size, recreational vehicles, and vehicles of a similar nature shall not be parked on a Manufactured Home Lot, guest parking area, or on a private drive or public street right-of-way within a Manufactured Home Park. Parking of the above-referenced vehicles shall be confined to required storage lots.

5-1L-4 STREET AND DRIVE REQUIREMENTS. Interior access may be provided by public streets or private drives. Public streets shall be built to City standards. When private drives are used, the following criteria shall apply:

1. Private drives shall be constructed of Portland Cement Concrete or asphaltic concrete and shall be designed with adequate strength to accommodate design loadings and shall include curb and gutter.
2. When off-street guest parking is not provided, private drives shall be at least twenty-four feet (24') wide.
3. When off-street guest parking is provided below, private drives shall be at least twenty-eight feet (28') wide.
4. Cul-de-sac private drives shall not exceed seven hundred fifty feet (750') in length and shall be provided with an outside roadway diameter of not less than seventy-six (76') feet.
5. Intersecting private drives shall have centerlines as nearly straight as possible. Jogs with centerline effects of more than five feet (5') shall not be permitted.
6. Intersections of private drives at angles less than sixty degrees (60°) shall not be permitted.
7. If an intersection occurs at an angle other than a right angle, it shall be rounded with a curve at a radius acceptable to the City's engineer.
8. Grades:
 - a. Maximum – Ten percent (10%).
 - b. Minimum – Five-tenths (.5%) of a percent.
9. All private drives entering a public street must meet at a right angle and be perpendicular to the public street for a minimum distance of fifty feet (50') without intersection of private drives. The intersecting private drive right-of-way with the public street right-of-way shall be rounded with radii of not less than thirty feet (30').
10. On any corner lot on which a front or side yard is required, no wall, fence, sign, or other structure or no plant growth of a type which would interfere with traffic visibility across the corner shall be permitted or maintained higher than three feet (3') above the curb level, within fifteen feet (15') of the intersection of the edges of the private drives.

11. At least one access point onto a public street shall be provided for each one hundred (100) Manufactured Home Lots; street or drive connections to adjacent properties may be required when deemed appropriate by the Zoning Administrator.

5-1L-5 AREA REGULATIONS. The following standards and criteria shall apply to all Manufactured Home Parks:

1. Screening.
 - a. Permanent screening consisting of a masonry wall, wood fence, landscaping material, or combination thereof shall be required around the perimeter of a Manufactured Home Park, except where the site is adjacent to a public street right-of-way. The required screening shall have an opacity of at least eighty percent (80%) year-round meaning if landscaping is used, the eighty percent (80%) opacity shall be achieved within all four (4) seasons. The required screening shall be maintained in good order and not allowed to exist in a state of disrepair or death. Fences or walls shall be at least eight feet (8') in height but no taller than twelve feet (12') in height and shall be durable in nature or treated to prevent deterioration. In the event a masonry wall or wood fence is used, landscaping shall be placed between the wall or fence and the property line to form an ornamental screen. Failure to maintain the required screening shall be considered a violation of this Subchapter.
2. Yard Regulations:
 - a. All Manufactured Home Lots shall be set back at least twenty-five feet (25') from all perimeter property lines of the MH-1 District. The setback is intended to be a landscaped open area. Parking, streets, drives, accessory vehicles, and accessory uses shall not be allowed within the twenty-five-foot (25') setback area.
 - b. Each Factory-Built Home within a Manufactured Home Park shall be set back at least twenty feet (20') from any public street right-of-way or private drive within the MH-1 District. Parking may be allowed within the twenty-foot (20') setback. No accessory building or structures shall be allowed within the twenty-foot (20') setback.
 - c. Each Manufactured Home shall be set back at least ten feet (10') from all Manufactured Home Lot lines which are not abutting a public street right-of-way or private drive. This setback shall not apply to parking areas, carports, and other accessory buildings which are located on Manufactured Home Lots which do not border the perimeter of the MH-1 District.
 - d. A private outdoor living area, such as a patio or deck, of at least forty square feet (40') shall be provided on each Manufactured Home Lot adjoining the Factory-Built Home.
3. Minimum Lot Area:
 - a. Each Manufactured Home Lot shall contain at least four thousand fifty (4,050') square feet.
 - b. Each Manufactured Home Lot shall be at least forty-five feet (45') wide at its most narrow point.

5-1L-6 MISCELLANEOUS STANDARDS FOR MANUFACTURED HOME PARKS.

1. Park Map. A map of the layout of the Manufactured Home Park, of a scale not greater than 1:50, showing the location of individual Manufactured Home Lots by number, shall be displayed on the park office building, or on the identification sign at the entrance to the Manufactured Home Park.
2. Sewer. Each Manufactured Home Lot shall be provided with a sewer outlet not less than four inches (4") in diameter, connected to the main sewer system.
3. Lighting. Lighting shall be provided for all private streets, walkways, buildings, and other facilities subject to nighttime use in accordance with City requirements for residential streets and walkways.
4. Storage Lots. Each Manufactured Home Park shall provide one or more storage lots, in addition to required parking areas, for boats, boat trailers, travel trailers, pickup coaches, truck tractors, trucks over one-ton pickup size, recreational vehicles, and vehicles of a similar nature. The minimum area required for storage lots shall be two hundred square feet (200) for each seven (7) Manufactured Home Lots.
5. Sheds; Storage Buildings: Sheds or storage buildings may be located on the same Manufactured Home Lot as the Factory-Built Structure it is intended to serve. Such facilities shall be constructed of suitable weather resistant materials.
6. Attached Enclosed Structures. Any enclosed structure attached to a Manufactured Home shall be made out of compatible or similar exterior materials and in conformance with City Building Codes. No structure shall be constructed within ten feet (10') from the boundary line of any property which borders the perimeter of the MH-1 District.
7. Landscaping. All yards and other open spaces not otherwise paved or occupied by structures shall be landscaped and maintained.
8. Stormwater Management. A stormwater management system shall be designed to minimize the possibility of soil erosion and flood damage on site and downstream of a Manufactured Home Park.
9. Fire Hydrants. No Manufactured Home, Mobile Home, site-built Dwelling, or other dwelling structure within a Manufactured Home Park shall be situated more than six hundred fifty feet (650') from a fire hydrant. Any hydrants constructed to comply with this provision shall be used and established in compliance with Section 6-4-3 of this Code of Ordinances.

5-1L-7 EXISTING MANUFACTURED HOME LOTS; NONCONFORMING USES.

1. Nonconforming Use. The lawful use of a Manufactured Home Lot existing at the time of the adoption of this Subchapter and creation of the MH-1 District may be continued even though such use does not conform with the provisions of this Subchapter.
2. Restoration: In the event two-third (2/3) of Factory Built Homes on nonconforming Manufactured Home Lots are damaged or destroyed by fire, explosion, act of God, or the public enemy, the subject Manufactured Home Lots shall be restored in conformity with

the regulations set forth in this Subchapter, provided discontinuance of the nonconformity is necessary for the safety of life or property.

3. Lapse in Use: In the event the nonconforming use of a Manufactured Home Lot is discontinued for a period of at least one (1) year, the use of the same shall thereafter conform with the regulations set forth in this Subchapter.
4. Expansion by Incorporation of Additional Manufactured Home Lots: In the event a nonconforming Manufactured Home Park is expanded to include additional Manufactured Home Lots, such additional Manufactured Home Lots shall conform with the regulations set forth in this Subchapter.

5-1L-8 DEVELOPMENT PLAN SUBMISSION AND REVIEW. The following process shall apply to all new Manufactured Home Parks and to all nonconforming Manufactured Home Parks required to conform in whole or in part to the regulations set forth in this chapter:

1. Concept Review. The first step in the approval process is a concept review to discuss the applicant's plans. The concept review is an informal discussion and review between the Zoning Administrator and the owner to discuss land use and development concepts, applicable regulations, and other concerns that may be raised.
2. Development Plan: The applicant shall thereafter prepare and submit a development plan to the Planning Commission including the following:
 - a. Name of the Manufactured Home Park.
 - b. A north arrow, scale, and the size of the site to the nearest acre.
 - c. Name(s) of the record owner(s) of the land.
 - d. Existing zoning of the tract and the zoning of all adjacent property.
 - e. Existing topography of the site with contour intervals no greater than five feet (5').
 - f. Approximate location, size, and arrangement of proposed Manufactured Home Lots and other buildings on the site.
 - g. Total number of Manufactured Home Lots proposed and the density of development.
 - h. Proposed location of parking areas, an estimated parking ratio, and the general arrangement of parking spaces and private drives within the Manufactured Home Park.
 - i. Approximate location of any existing or proposed public streets rights-of-way.
 - j. Approximate location of existing sanitary sewers and water mains within or adjacent to the site.
 - k. Approximate location of fire hydrants within or adjacent to the site for purposes of demonstrating compliance with the provisions of Section 5-1JA-6(9) of this Code of Ordinances.
 - l. Natural and modified drainage ways, proposed culverts, and detention areas, if applicable, on the site.
 - m. Existing waterways and/or wooded areas, and the approximate location of the one hundred-year floodplain, if applicable.
 - n. General description of proposed screening and landscaped areas on the site.
 - o. Applicable setbacks.
 - p. Stages of development, if applicable.
 - q. Legal description of the Property.

- r. Signatures blocks for Planning Commission and City Council approvals.
 - s. Names and addresses of all property owners within one hundred eighty-five feet (185') of the Manufactured Home Park.
 - t. A fee to cover advertising costs.
3. Action on Development Plan:
- a. Following a duly noticed public hearing, the Planning Commission shall forward the development plan to City Council with its recommendation.
 - b. City Council, following a duly noticed public hearing, may approve, approve conditionally, or deny the development plan.
 - c. Following City Council approval of the development plan, the applicant may apply for and obtain applicable building permits for development of the Manufactured Home Park as outlined in the plan.
 - d. Minor adjustments to an approved development plan may be authorized by the Zoning Administrator or the Zoning Administrator's designee.
 - e. Changes, other than those considered minor by the Zoning Administrator or the Zoning Administrator's designee, shall be submitted to the Planning Commission for its review. If the change is determined to be in substantial compliance with the development plan, the Planning Commission may approve a revision to the development plan. If the change is a substantial deviation from the intent of the approved development plan, a revised development plan shall be required and shall be reviewed as a new proposal.
4. Withdrawal of Approval for Development Plans. From and after two (2) years following the date of approval, of a development plan by City Council, City Council may, by a majority vote, withdraw approval of such development plan, provided development has not commenced.

5-1L-9 BUILDING PERMITS. No building permit shall be issued by any governing official for the placement of any Factory-Built Home or improvement to the land or any Manufactured Home Lot within a Manufactured Home Park, until all applicable requirements of this Subchapter have been fully satisfied.

5-1L-10 INSPECTION OF MANUFACTURED HOME PARKS. The Zoning Administrator, or the Zoning Administrator's designee, shall have the power to enter at reasonable times upon any private or public property for the purpose of inspecting and investigating conditions relating to the enforcement of this Subchapter. It shall be the duty of the Manufactured Home Park management to give the Zoning Administrator, or the Zoning Administrator's designee, free access to all Manufactured Home Lots for the purpose of inspection.

5-1L-11 ENFORCEMENT. The Zoning Administrator, or the Zoning Administrator's designee, shall have authority to enforce this Ordinance. A violation of any provision of this Subchapter shall constitute a municipal infraction by the owner of the Manufactured Home Park and/or the owner of a Factory-Built Home within the Manufactured Home Park as provided for in Title III, Chapter 17 of this Code of Ordinances.

5-1L-12 CONFLICTING PROVISIONS. In the event of a conflict between the provisions of this Subchapter and provisions elsewhere in the Zoning Ordinance the provisions of this Subchapter shall control. (Ord. 1161, 12-16-2019)

TITLE V LAND USE REGULATIONS

CHAPTER 1 ZONING REGULATIONS

