

## **Section 35 – Mobile Home Parks**

- I. All proposed mobile home parks shall comply with all applicable State, Federal, and McCracken County Subdivision Regulations and Zoning Regulations. Mobile home parks are:
  - A. Wherever, three (3) or more mobile homes occupy or are intended for occupancy, on a single lot in any zone; or
  - B. Wherever on a lot where there is a principal building and one (1) or more rental or lease spaces, on one lot, , less than 12,000 square feet per structure.
- II. Mobile Home Park Requirements
  - A. Minimum Area Requirements
    1. No Mobile Home Park shall be permitted on an area of less than five (5) acres. However, the park may develop in stages as long as it complies with an overall approved development plan.
    2. Lot Requirements
    3. Individual lots within a mobile home park shall not be less than five thousand (5,000) square feet in an area with only one mobile home per lot. Minimum lot width shall be forty (40) feet.
- III. Lot Coverage
  - A. Lot coverage by mobile home and accessory structures shall not exceed 66% of the lot area.
- IV. Set-Back
  - A. No mobile home or accessory structure shall be closer than thirty (30) feet to any public street R-O-W. No mobile home or accessory structure shall be closer than fifteen (15) feet to any privately maintained street R-O-W within the mobile home park. No mobile home or accessory structure shall be closer than seven and one half (7  $\frac{1}{2}$ ) feet to a rear lot line or less than ten (10) feet to side lot line. No mobile home or accessory structure shall be closer than twenty-five (25) feet to any property boundary line of the park. No mobile home or accessory structure shall be closer than twenty-five (25) feet to any property boundary line within the park. No mobile home shall be located within twenty (20) feet to another mobile home except that a minimum end-to-end clearance of not more than fifteen (15) feet shall be permitted.
- V. Common Open Space and Facilities
  - A. At least one substantial area of usable open space shall be provided. Such area shall:
    1. Total at least 2  $\frac{1}{2}$  % of total park area.

2. Be developed for active and passive recreation, including new children's equipment and a fenced tot lot.
3. This area shall be landscaped, improved and maintained.

#### VI. Perimeter

- A. All mobile home park boundary lines excluding public road right-of-ways shall have either a six (6) feet high fence that is 90% visually solid or four (4) feet tall shrubs and/or evergreen trees that will attain six (6) feet in height within three (3) years and also be 90% visually solid year round.

#### VII. Street and Sidewalks

- A. All mobile home lots shall abut upon a street of not less than thirty (30) feet in R-O-W width. All streets shall have a pavement width of not less than twenty (20) feet. All streets within a mobile home park shall be paved, surfaced, and well lighted. All mobile home parks shall have a three (3) feet wide sidewalk on one side of all park streets. They shall be smooth surfaced, and free from mud, dust, and standing water at all time.

#### VIII. Parking

- A. There shall be a minimum of two (2) parking spaces per dwelling unit. There shall also be a minimum of one (1) guest parking space provided for every five (5) dwelling units. The parking arrangement shall be shown on the preliminary development plan. Minimum parking areas shall be eight (8) feet wide and eighteen (18) feet long.

#### IX. School Bus Stops

- A. There shall be a sheltered school bus stop provided. The location shall be designated by the local school board and shown on the preliminary plat. The shelter shall be a minimum of an open-sided, roofed structure with a hard surfaced, well-drained floor. The shelter square footage shall be a minimum of six (6) square feet for every dwelling unit.

#### X. Drainage

- A. Mobile home park street and ditch drainage shall meet or exceed Section 41.16 of the McCracken County Subdivision Regulations, or Article VI of this ordinance