

## CHAPTER 13 – DESIGNATING LEGAL BOUNDARIES

### ARTICLE 9 - MOBILE HOME PARKS

#### SECTIONS:

Sections 13-9-101 to 105, inclusive. Mobile home parks - general provisions.

Section 13-9-101. District in which mobile home parks permitted - procedures for application and issuance of permit.

Section 13-9-102. Issuance of mobile home park permit by zoning administrator upon certain findings.

Section 13-9-103. Space limitations.

Section 13-9-104. Requirements for drive-ways, vehicular access and parking, and lighting of mobile home parks.

Section 13-9-105. Requirements for site drainage and grading, underground wiring, fencing and playground for mobile home parks.

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**Sections 13-9-101 to 106, inclusive. Mobile Home Parks - general provisions.**

**Section 13-9-101 Districts in which mobile home parks permitted - procedures for application and issuance of permit.**

1. Mobile home parks are permitted in the One-family Residential District D and as a conditional use under the Local Business District.
2. No lot or parcel of land shall be used until and unless a permit has been secured from the zoning administrator. There shall have been filed with the zoning administrator a written application for said permit. Said application shall include the following information:
  - a) A plot showing the location of present and proposed buildings, driveways, proposed location of units and sanitary conveniences.
  - b) A statement relative to water supply, sewage and garbage.

- c) A copy of the plans and specifications of all proposed buildings.
- d) The location and legal description of the mobile home park.

**Source:** Ord. 1283, 1991; Ord. 1442, 1999.

**Section 13-9-102 Issuance of mobile home park permit by zoning administrator upon certain findings.**

Upon the finding by the zoning administrator that the proposed mobile home park will constitute a development of sustained desirability, that it will not result in an over-intensive use of the land, that it will not result in undue traffic hazards, and not otherwise be detrimental to the health, safety and welfare of the 3 mile extra-territorial limits, the zoning administrator may issue a permit or permits for the proposed mobile home park.

**Section 13-9-103 Space limitations.**

**Building Height Limit**

No building shall exceed two and one-half ( 2 1/2) stories, or thirty-five (35) feet.

**Required Area for a Mobile Home Space**

Mobile home spaces shall be provided, consisting of a minimum of five thousand (5,000) square feet for each space, which shall be clearly defined and marked and single units shall comply with requirements of one family district C. The minimum area for any mobile home park shall be one acre.

**Yards Required.**

The front and rear of any mobile home shall not be located closer than fifteen (15) feet from any other mobile home or from any building within the mobile home park. The side of any mobile home shall not be closer than fifteen (15) feet from any other mobile home or any building within the mobile home park. All mobile homes shall be required to be located a minimum of twenty-five (25) feet from all exterior boundaries of the mobile home park.

**Section 13-9-104 Requirements for drive-ways, vehicular access and parking, and lighting of mobile home parks.**

1. All mobile home spaces shall abut upon a driveway of not less than twenty-five (25) feet in width, which shall have unobstructed access to a public street or highway, and the sole vehicular access shall not be by an alley, and all dead-end drive-ways shall include adequate vehicular turning space.

2. All driveways within the mobile home park shall be all weather with a dust-free surface course and lighted at night with electric lamps of not less than fifty (50) watts each, spaced at intervals of not more than one hundred (100) feet, or by a lighting plan approved by the zoning administrator.

**Section 13-9-105 Requirements for site drainage and grading, underground wiring, fencing and playgrounds for mobile home parks.**

1. The mobile homes parks shall be located on a well-drained site, properly graded to insure rapid drainage.
2. One or more playgrounds shall be provided as required by the City Commission and of the size approved by them.
3. All wiring in the mobile home park shall be placed underground.

**Section 13-9-106 Certain uses declared incompatible and excluded**

The following uses are declared incompatible with the purpose of Mobile Home Parks and are hereby expressly excluded.

1. Cannabis establishments.

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**Section 13-9-107 to 199, inclusive. Reserved**