

Section 7.1: Mobile Home Park District (MHP)

Intent: The intent of this zoning district classification, when properly applied, is to provide areas for transient housing to locate. Mobile Home Park (MHP) zoning is only to be applied in those areas served by sanitary sewers. Due to the size of the manufactured homes that may be installed in this district and the density allowed, with its attendant traffic, accessibility to sites to be zoned MHP is critical. Mobile Home Park zoning should thus only be applied where direct access to minor or major arterials, as designated by the transportation element of the adopted comprehensive plan, is reasonably available.

A. Principal Uses Permitted

Manufactured Housing, one unit per lot, with one dimensional width of 18 feet or less when finally installed, retaining its mobility (Note: additions restricting mobility or increasing the least dimensional width beyond 18 feet are not allowed)

B. Accessory Uses Permitted

One (1) permanent dwelling per park or development, which may be a manufactured home of any size, to be used as an owner's or caretaker's residence.

A rental office, not exceeding 600 feet in size. This office can be a stand alone structure or a part of another structure containing an otherwise allowed use.

Recreational facilities, i.e. swimming pools, playgrounds.

One (1) freestanding storage building, per lot, retaining its mobility, not exceeding 200 sq. ft. in size.

Decks, attached to the manufactured home in such a way as to not restrict its mobility (easily removed) not exceeding 200 sq. ft. in size.

Home Occupations

C. Conditional Uses Permitted

(1) Child Care/Daycare Facilities, Type II: Conditions that may be imposed or that are mandatory (*) include: that a fenced play yard be provided (*); and that special screening or buffering may be required.

D. Planned Unit Development Uses Permitted (approved as provided for in Section 8.2 of these Regulations)

(1) MHP Mixed Use Complex: incorporating retail and service commercial uses that are accessory to the park (i.e. barber/beauty shops, laundromats, convenience stores, mini-warehouses). The Planning Commission when considering the appropriateness of any such proposed uses shall consider the proposed layout and integration of such uses, accessibility and need for the proposed services.

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E. Dimension and Area Requirements

Standard	Requirement
Height (maximum)	50 feet
Park Area (minimum)	Served by sanitary sewer 43,560 square feet Not served by sanitary sewer Not allowed
Park Lot Width (minimum)	100 feet
Park Open Space (minimum)	30 percent
Individual Lot/Space Area (minimum)	Served by sanitary sewer 5,000 square feet Not served by sanitary sewer Not allowed
Individual Lot/Space Width (minimum)	50 feet Note: May be served by park roadway
Individual Lot Depth (minimum)	125 feet
Front Yard Setback (minimum)	25 feet
Side Yard Setback (minimum)	From line of individual lot/space to home, including deck 10 feet From line of individual lot/space to accessory building 5 feet
Rear Yard Setback (minimum)	20 feet

F. Parking & Off-Street Loading Requirements

Parking requirements may be found in Article 11 of these Zoning Regulations, by use.

G. Sign Requirements

Sign requirements as set out in Article 12 of these Zoning Regulations.

H. Other Requirements

- (1) A general development plan for a mobile home park must be submitted to the Planning Commission at the time of application for rezoning to this classification, for a new park, and prior to construction of an extension of an existing mobile home park with the proper zoning classification in place. The general development plan shall show or include:
 - (a) The name and address of the developer;
 - (b) The name and location of the mobile home park;
 - (c) Dimensions and locations of all lot lines, road and easements. Each mobile home lot shall be numbered;
 - (d) Location of all utilities, public and private water, drainage, sewage, and electrical facilities and easements;
 - (e) Public areas such as visitors' parking, recreational areas, etc., if such areas are proposed;
 - (f) Large-scale plan of one typical mobile home lot showing mobile home location, automobile parking space, etc.; and
 - (g) Location of areas for landscaping, whether proposed or required for protective buffer purposes as a special condition.

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- (2) Prior to application for rezoning to this classification for a new mobile home park or prior to the start of construction for extension of an existing mobile home park with the appropriate classification in place, the owner/developer shall obtain appropriate approvals from the State Department of Health as required by state law. A copy of any letters of approval shall be provided with the application to rezone or to the Planning Commission office prior to construction of any extension of an existing mobile home park already rezoned.
- (3) The general development plan as required in H.1. above, shall be approved by the Planning Commission in a manner similar to the approval of a subdivision plat prior to the construction of an extension to any existing mobile home park with the appropriate zoning classification in place allowing the extension. Approval of a rezoning to this classification is subject to and conditioned on the elements shown on the general development plan. Amendment of the general development plan is required when any substantive element shown will be altered or removed. The amendment procedure is the same as that for approval of an extension of an existing mobile home park with the appropriate zoning classification in place.
- (4) All roads and utilities shall meet the requirements as set out in the Subdivision Regulations for All of Nelson County. Prior to final use or occupancy of any mobile home park (new or extended), a final plan or plat showing and meeting the requirements of H.1. above and the Subdivision Regulations for All of Nelson County shall be approved through the process of subdivision plat approval and filed in the office of the Nelson County Clerk in a manner similar to a subdivision plats.