

# ARTICLE IX ◇ MOBILE HOME PARKS – MHP MANUFACTURED AND MOBILE HOMES

## *Simpsonville Zoning Regulations*

1994

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### **Section 900 Intent**

It is the intent of this Article to encourage provision of alternative, modest housing in general residential areas by permitting the use of certain manufactured homes and certified mobile homes, as defined herein, in all districts in which similar dwellings constructed on site are permitted, subject to the requirements set forth herein to assure acceptable similarity in exterior appearance between such manufactured homes and dwellings that have been or might be constructed under these and other lawful regulations on adjacent or nearby lots in the same zone.

It is further the intent of this Article is to guide the establishment of mobile home parks, mobile home subdivisions and recreational vehicle parks in areas providing a residential setting and convenient to major arterials, and to provide maximum compatibility between the adjacent uses and the mobile home park or subdivision.

### **Section 905 Co-Ordination with Kentucky Revised Statutes On Specific Uses**

Mobile Home Parks may be permitted only in those zones where they are designated as a conditional use under the specific zoning regulations for that zone. All Mobile Home Parks shall conform with all provisions of the Kentucky Revised Statutes 219.310 through 219.410 and shall conform with all applicable provisions of these zoning Regulations and all attached special conditions. All Mobile Home Parks shall be subject to the following regulations:

1. Procedure

In applying for a zoning permit for a Mobile Home Park, the applicant shall follow the procedure set forth in Section 437 of these Regulations describing the application procedure for a conditional uses permit. The plan to be submitted to the Administrative Official shall show at least the following information:

- a. Name and address of applicant.
- b. Name and location of Mobile Home Park.
- c. Dimensions and locations of all lot lines, roads and easements. Each mobile home shall be numbered.
- d. Contour lines to indicate slope and drainage.

- e. Location of all utilities: public and private water, sewage, drainage, and electrical facilities and easements.
- f. Public areas such as visitors' parking, recreational areas, etc., if such areas are proposed.
- g. Large scale plans of one typical mobile-home lot showing mobile home location, automobile parking space, etc.
- h. Location of planting for landscaping purposes or as required for protective buffer purposes as a special condition.

2. Standards

All Mobile Home Parks shall conform with the following standards for development:

- a. All Mobile Home Parks shall include lots for at least ten (10) mobile homes. Mobile homes are not permitted on lots outside of approved mobile home parks in any zone unless specifically permitted by other provisions of this order.
- b. Each mobile home shall have a lot of at least four (4) thousand square feet and be connected with a public sewer.
- c. All Mobile Home Parks shall front on a public street for at least one hundred (100) feet.
- d. No mobile home shall be located closer than twenty (20) feet to another mobile home.
- e. A road with a pavement at least twenty-six (26) feet wide shall provide direct access to each mobile home lot. The area occupied by the road shall not fulfill part of the area requirements for any lot. All roads shall be designated to enable mobile homes entering the Mobile Home Park to reverse direction without having to back more than one mobile home length.
- f. Two (2) paved automobile parking spaces shall be provided on every mobile home lot.
- g. All Mobile Home Parks shall conform with the governing health department regulations which prescribe standards for water supply, sewage disposal, and other facilities. Each mobile home park shall be adequately drained so that no mobile home lot shall be subject to the collection of storm water.

3. Enforcement

The Administrative Official shall ensure that all Mobile Home Parks maintain valid permits to operate and maintain conformance with all applicable regulations of these zoning Regulations and all special conditions.

4. Non-Conforming Uses

Any non-conforming manufactured or mobile home damaged, whether by fire or natural causes, to an extent greater than sixty (60) percent of its fair sales value immediately prior to the damage, or moved off the current site, or vacated for a period of one (1) month or greater, shall not be reoccupied, and shall only be replaced by manufactured and certified mobile homes in conformance with this Article and Section 520(c) of Article 5. Non-certified mobile homes shall not be sold for use upon the same property or rented unless said mobile home is brought up to the standard required for the zone in which it sits.

## **Section 910 Certified Mobile Homes Permitted**

Certified mobile homes shall be allowed only as provided in Article VI and in this Article, with the following exceptions:

1. In an AG zone, certified mobile homes used as dwelling units by farm owners, members of the farm owner's immediate family or full-time employees of the farm owner, provided that prior approval of the sanitary waste disposal system is granted by the governing health department, and provided that the setback requirements of the zone can be met. Placement of more than one (1) certified mobile homes as permitted herein shall require application and approval of the Triple S Planning Commission. Provided further, in no event shall the certified mobile home and dwelling unit density exceed one (1) certified mobile home and one (1) dwelling unit per fifteen (15) acres. Two (2) or more mobile homes per property results in the creation of a Mobile Home Park pursuant to the provisions of these regulations.
2. Certified mobile homes used as temporary offices of construction companies on or near a construction site.
3. All certified mobile homes used as dwellings are to be placed on fixed permanent perimeters with the wheels or mobile parts removed, and they are to be considered as real estate in accordance with Kentucky Revised Statutes 132.750.

## **Section 920 Classification of Manufactured/Certified Mobile Homes**

Manufactured and certified mobile homes shall be classified by type as to acceptable compatibility or similarity in appearance with site constructed residences:

### **1. Type I Manufactured Homes**

Type I Manufactured Homes shall:

- a. have more than nine hundred and fifty (950) square feet of occupied space or 14'x 70' in a double or larger multi-section unit;
  - b. be placed on a permanent foundation;
  - c. utilize a permanent perimeter foundation and enclosure, if applicable, in accordance with approved installation standards, as specified in Section 940(1);
  - d. be anchored to the ground, in accordance with the One and Two Family Dwelling Code and to the manufacturer's specifications;
  - e. have wheels, axles and hitch (tongue) mechanisms removed;
  - f. have utilities connected, in accordance with the One and Two Family Dwelling Code and manufacturer's specifications;
  - g. have siding material of a type customarily used on site-constructed residences. The list of approved siding materials shall be adopted and revised by the building inspector only; and
  - h. have roofing materials of a type customarily used on site-constructed residences. The list of approved roofing materials shall be adopted and revised by the building inspector only.
- ### **2. Type II Manufactured Homes**

Type II Manufactured Homes shall:

- a. have more than three hundred and twenty (320) square feet of occupied space in a single, double, expanded, or multi-section unit (including those with add-a-room units);
- b. be placed onto a support system, in accordance with approved Installation Standards, as specified in Section 940(1);
- c. be enclosed with foundation siding/skirting, in accordance with approved Installation Standards, as specified in Section 940(2);
- d. be anchored to the ground, in accordance with manufacturer's specifications or the ANSI/NFPA 501 A Installation Standards;
- e. have utilities connected in accordance with manufacturer's specifications or the ANSI/NFPA 501 A Installation Standards;
- f. have siding material of a type customarily used on site-constructed residences approved by the building inspector; and
- g. have roofing material of a type customarily used on site-constructed residences approved by the building inspector.

3. Type III Manufactured Homes

Type III Manufactured Homes shall:

- a. have more than three hundred and twenty (320) square feet of occupied space in a single, double, expanded, or multi-section unit (including those with add-a-room units);
- b. be constructed after the 1976 Federal Mobile Home Construction and Safety Act went into effect;
- c. be placed onto a support system, in accordance with approved Installation Standards, as specified in Section 940(1);
- d. be enclosed with foundation siding/skirting, in accordance with approved Installation Standards, as specified in Section 940(2);
- e. be anchored to the ground, in accordance with manufacturer's specifications or the ANSI/NFPA 501 A Installation Standards; and
- f. have utilities connected, in accordance with manufacturer's specifications or the ANSI/NFPA 501 A Installation Standards.

4. Certified Mobile Homes

For purposes of determining appropriateness for placement, certified mobile homes shall:

- a. have more than three hundred and twenty (320) square feet of occupied space;
- b. be placed onto support system, in accordance with approved Installation Standards, as specified in Section 940(1); and
- c. be built prior to the 1976 Federal Mobile Home Construction and Safety Act and

be upgraded to be able to receive a "B" seal certifying that the unit has been inspected and in compliance with standards set forth in the HUD Code.

5. Manufactured/Modular Homes

Minimum requirements for manufactured/modular homes are:

- a. Twenty-eight (28) foot wide minimum
- b. Remove wheels and tongue and install on permanent perimeter foundation
- c. Cut off tongue
- d. Pass all Kentucky Building Codes and obtain local building inspector approval
- e. Shrubbed and landscaped within six (6) months
- f. Owner must own two (2) acres of land on which home sits
- g. Must be a permanent residence
- h. Governing health department approval

**Section 930 Schedule of Uses**

Manufactured or certified mobile homes are permitted for permanent residences as follows:

	TYPE I MH	TYPE II MH	TYPE III MH	CERTIFIED MH
AG	C	C	C	C
Mobile Home Parks	P	P	P	X
Mobile Home Subdivision	P	P	P	X

P - Permitted

C - Conditional

X - Not Permitted

C\* Conditional - BZA can permit them for industrial related purposes only.

NOTE: See Section 950 regarding the temporary use of manufactured and/or certified mobile homes.

**Section 940 Manufactured/Certified Mobile Home Installation Requirements**

1. Installation Standards

- a. Permanent Perimeter Enclosure

Those manufactured homes designated in the Zoning Ordinance as requiring a permanent perimeter enclosure must be set onto an excavated area, with foundations, footings and crawl space or basement walls constructed in accordance with the terms of the One and Two Family Dwelling Code. The space between the floor joists of the home and the excavated under floor grade shall be completely enclosed with the permanent perimeter enclosure (except for

required openings).

b. Foundation Siding/Skirting (for temporary structures)

All manufactured or certified mobile homes without a permanent perimeter enclosure shall have an approved foundation siding/skirting enclosing the entire perimeter of the home. Foundation siding/skirting and back-up framing shall be weather-resistant, non-combustible or self-extinguishing materials, which blend with the exterior siding of the home. Below grade level and for a minimum distance of six (6) inches above finish grade, the materials shall be unaffected by decay or oxidation. The siding shall be installed in accordance with manufacturer's recommendations or approved equal standards.

The siding shall be ventilated by openings, which shall have a net area of not less than one and one-half (1-1/2) square feet for each twenty-five (25) corrosion resistant wire mesh not larger than one half (1/2) inch in any dimension. The under floor area shall be provided with an eighteen (18) inch by twenty-four (24) inch minimum size access crawl hole, which shall not be blocked by pipes, ducts, or other construction interfering with the accessibility of the under floor space, or other approved access mechanism.

c. Remove wheels and tongue.

d. Pass all codes by building inspector.

e. Shrub and landscaped within six (6) months.

f. Permanent residence.

g. Governing Health Department approval.

2. Support System

a. Type I Manufactured Homes:

All HUD-Code TYPE I Manufactured Home load-bearing foundations shall be installed in conformance with the regulations in the One and Two Family Dwelling Code and with the manufacturer's installation specifications.

b. Type II and III Manufactured Homes And Certified Mobile Homes:

All HUD-Code TYPE II and III Manufactured Homes and all Certified Mobile Homes not placed on a permanent foundation, shall be installed on a support system in conformance with the manufacturer's installation specifications or with the Support Systems regulations in the ANSI/NFPA 501A 1977 Installation Standards.

3. Improvement Location Permits

a. Requirements

Prior to the location, relocation or establishment of any manufactured or certified mobile home, the homeowner or authorized representative shall secure, from the Administrative Official, an Improvement Location Permit, which states that the building and its location conform with the Comprehensive Plan. Each application for an Improvement Location Permit shall be accompanied by:

i. Those plot plans as required for all dwelling units, but which at a

minimum include elevations or photographs of all sides of the home, exterior dimensions, roof materials, foundation siding or permanent perimeter enclosure treatment, foundation siding or perimeter retaining wall treatment, foundation construction and materials, exterior finishes and the like (see the Manufactured Home Data Sheet at the end of these Regulations). An entrance permit is also required from the City, County and/or State;

- ii. Governing health department approval for any sewage disposal or water supply, where applicable;
- iii. P.U.D. or subdivision permit approval, where applicable;
- iii. A copy of the approved instructions, which will be used for installation purposes, where applicable;
- iv. Such other information, as may be required by the Administrative Official for proper enforcement of these Regulations; and
- v. An agreement signed by the homeowner or authorized representative pledging compliance with the terms set by the Planning Commission in the Improvement Location Permit.

b. Issuance of Permit

After receipt of the information required for an Improvement Location Permit, the Administrative Official shall review the standards set in these Regulations. If the applicant has met all required standards, then within three (3) working days the Improvement Location Permit shall be issued by the Administrative Official.

c. Additional Action Necessary

If after receipt of the information required for an Improvement Location Permit, the Administrative Official finds that the applicant has not fully met the standards set in these Regulations, and the changes or additional actions needed are deemed by the Administrative Official to be relatively minor or simple, within three (3) working days a conditional approval can be issued, with the stated conditions which must be met prior to occupancy spelled out, and the reasons for change clearly stated in writing. If the applicant agrees in writing to the further conditions, the effect being an amendment to the application to conform to the requirements, approval is given and the applicant proceeds. If the applicant does not agree, the application is denied, with reasons stated in writing.

d. Denial of Permit

If any of the major elements are clearly out of line with the standards, within three (3) working days issuance of the Improvement Location Permit will be denied, with a written statement specifying the reasons for the denial.

4. Certificate of Occupancy (optional)

a. Occupancy Requirement

Prior to the occupancy of any manufactured or certified mobile home, the homeowner or authorized representative shall secure from the Administrative Official administrator a Certificate of Occupancy, stating that the building and its use comply with all provisions of the ordinance applicable to the building or the

use in the zone in which it is to be located.

b. Issuance of Certificate

After submission of an application for a Certificate of Occupancy, the Administrative Official shall inspect the property and make such referrals to other local officials for technical determinations, as he/she deems appropriate, for conformance with conditions of the Improvement Location Permit and the standards set in these regulations. If the applicant has conformed with all of the required conditions and standards, a Certificate of Occupancy shall be issued within three (3) working days.

c. Temporary Certificate

If after submission of the application for Certificate of Occupancy and the examination by the Administrative Officer, it is found that the applicant has not fully met the required conditions and standards, a temporary Certificate of Occupancy, along with a written statement of necessary modifications, may be issued for a period not to exceed two (2) months, pending completion of the modifications.

d. Denial of Certificate

If any of the major conditions or standards have not been complied with, the Certificate of Occupancy is denied, with a written statement specifying the reasons for the denial.

5. Failure to Obtain Required Permits

Failure to obtain either an Improvement Location Permit or a Certificate of Occupancy shall be violation of these Regulations and punishable under the provisions of these Regulations.

**Section 950 Temporary Use of Manufactured or Certified Mobile Homes**

1. Circumstances for Permit Issuance

Subject to conditions, fees, and standards otherwise required by these Regulations, a temporary use permit may be issued:

- a. to an applicant in the process of building a conventional dwelling to locate a manufactured or certified mobile home on an agricultural tract during the course of construction of the dwelling; such permit shall not be issued until after a zoning permit for the dwelling has been issued;
- b. to an applicant to use a manufactured or certified mobile home as a tenant's dwelling quarters or construction office at a job site.

2. Length of Permit

A temporary use permit may be issued, at the discretion of the Administrative Official, for a period not to exceed one (1) year. The temporary permit may be renewed for additional one (1) year period upon showing of good cause, and with permission to do so at the discretion of the Administrative Official.

3. Permit Expiration

At the time the temporary permit expires, the manufactured or certified mobile home and



all appurtenances shall be removed from the property within ninety (90) days.

4. Utility Requirements

Manufactured or certified mobile homes used for temporary uses shall have an approved water supply, sewage disposal system, and utility connections, where appropriate, and at the discretion of the Administrative Official.

5. Permit Fee

A temporary use permit shall be issued by the Administrative Official. The fee shall be twenty-five (25) dollars and is in addition to all other required permits for utilities and sewage disposal systems.

**Section 960 Penalty for Violation of Article IX**

1. Failure to Comply

Each day of non-compliance with the provisions of these Regulations constitutes a separate and distinct ordinance violation. Judgment of up to five hundred (500) dollars per day may be entered for a violation of these Regulations.

2. Subject to Removal

A mobile home, sited upon property in violation of these Regulations, shall be subject to removal from such property; however, the owner must be given a reasonable opportunity to bring the property into compliance before action for removal can be taken. If action is finally taken by the appropriate authority to bring into compliance, the expenses involved may be recovered by a lien made against the property for the appropriate authority.

3. Removal Method

The Administrative Official may institute a suit in an appropriate court for injunctive relief to cause such violation to be prevented, abated or removed.

**Section 970 Manufactured Home Definitions**

1. Add-a-Room Unit

A unit of manufactured housing, not designed as a part of the original structure, which may have less occupied space than a manufactured housing section.

2. Anchoring System

An approved system of straps, cables, turnbuckles, chains, ties, or other approved materials used to secure a manufactured or certified mobile home.

3. ANSI/NFPA 501A Standard for Installation of Manufactured/Certified Mobile Homes

Model national standards (including all authorized successor documents) for installation of manufactured and certified mobile homes, as adopted and copyrighted by the National Fire Protection Association and the Manufactured Housing Institute.

4. Approved

Acceptable to the appropriate authority having jurisdiction, by reason of investigation, accepted principles, or tests by nationally recognized organizations.

5. Expando Unit  
An expandable manufactured housing unit.
6. Foundation Siding/Skirting  
A type of wainscoting constructed of fire and weather resistant materials, such as aluminum, particle board, treated pressed wood or other approved materials, enclosing the entire undercarriage of the manufactured or certified mobile home.
7. Manufactured Home  
A dwelling unit fabricated in an off-site manufacturing facility for installation or assembly at the building site, bearing a seal certifying that it is built in compliance with the Federal Manufactured Housing Construction and Safety Standards Code. The three (3) types of manufactured homes (TYPE I, TYPE II, AND TYPE III) are defined as meeting all of the appropriate requirements of this chapter.
8. Manufactured Home Subdivision  
A parcel of land platted for subdivision according to all requirements of the Shelby County Comprehensive Plan and Zoning Regulations designed or intended for lots to be conveyed by deed to individual owners for residential occupancy primarily by manufactured homes.
9. Manufactured Housing Construction and Safety Standards Code  
Title VI of the 1974 Housing and Community and/or County Development Act (42 U.S.C. 5401 et sequential), as amended (previously known as the Federal Mobile Home Construction and Safety Act), rules and regulations adopted hereunder (including information supplied by the home manufacturer), which has been stamped and approved by a Design Approval Primary Inspection Agency, an agent of the U.S. Department of Housing and Urban Development pursuant to HUD rules.
10. Manufactured or Mobile Home Community and/or County (Park)  
A parcel of land on which two (2) or more manufactured or certified mobile homes are occupied as residences.
11. Mobile Home  
A transportable structure larger than three hundred and twenty (320) square feet, designed to be used as a year-round residential dwelling, and built prior to the enactment of the Federal Mobile Home Construction and Safety Act of 1974, which became effective for all mobile home construction June 15, 1976 (For criteria for certified mobile homes see Section 920(4)).
12. Occupied Space  
The total area of earth horizontally covered by the structure, excluding accessory structures, such as, but not limited to, garages, patios and porches.
13. One and Two Family Dwelling Code  
The nationally recognized model building code prepared by the Council of American Building Officials.

14. Permanent Perimeter Enclosure

A permanent perimeter structural system completely enclosing the space between the floor joists of the home and the ground.

15. Permanent Foundation

Any structural system for transposing loads from a structure to the earth at a depth below the established frost line without exceeding the safe bearing capacity of the supporting soil.

16. Recreational Vehicle

A portable vehicular structure not built to the Federal Manufactured Housing Construction and Safety Standards Code (or the obsolete ANSI 119.1 Mobile Home Design and Construction Standard) designed for travel, recreational camping or vacation purposes, either having its own motor power or mounted onto or drawn by another vehicle, and including but not limited to travel and camping trailers, truck campers, and motor homes.

17. Section

A unit of a manufactured home at least ten (10) body feet in width and thirty (30) body feet in length.

18. Special Exception Permit or Conditional Use Permit

A device for permitting a use within a district other than a principally permitted use.

19. Support System

A pad or a combination of footings, piers, caps, plates, and shims, which, when properly installed, support the manufactured or certified mobile home.

**Section 980 Mobile Home Parks**

1. Definition

A mobile home park is a residential area in which mobile home lots are rented exclusively for use as sites for certified mobile homes for residential use along with other uses permitted herein. Ownership of all land in a mobile home park shall be maintained by the developer, his heirs, successors or assigns. No lots shall be severed and sold from the mobile home park.

2. Basic requirements

- a. Mobile home parks shall comply with the regulations of the Kentucky Mobile Home and Recreational Vehicle Park Law, as set forth in Chapter 219 of the Kentucky Revised Statutes.
- b. All mobile home parks shall abut upon an arterial or collector thoroughfare.
- c. No mobile home park shall be located on less than five (5) acres of land and must be on public sewers.
- d. No person shall operate a park without having first obtained a permit, as provided for in KRS 219.310 to 219.410.
- e. An application for a permit to construct a mobile home park shall be submitted to

the Planning and Zoning Commission and shall contain the same information as that submitted to the governing health department. In addition, the following information shall be presented to the Planning Commission.

- i. A vicinity map showing the proposed location of the park in relation to major streets or highways.
- ii. A description of the method proposed for disposal of storm drainage.
- iii. Proof of receipt of KRS 219 Mobile Home Park Permit.

3. Construction Plan Submission

Following tentative approval from the Planning Commission and the governing health department, the applicant shall submit a complete plan, drawn to scale, submitted in triplicate, of the proposed park or alteration, showing the following:

- a. A site plan showing all existing facilities and proposed facilities, as follows:
  - i. The area and dimensions of the tract of land to be developed
  - ii. The number, location and size of all lots for certified mobile homes.
  - iii. A detailed drawing of the foundation for the placement of certified mobile homes within the mobile home subdivision.
  - iv. The location and width of roadways, driveways and walkways; the number, location and size of all off-street automobile parking spaces.
  - v. The location of parking, street lighting and electrical systems; detail drawings of water supply; detail drawings of sewage disposal facilities; the location and size of all existing or proposed water and sewer lines.
  - vi. A separate floor plan of all buildings and other improvements either existing or proposed.
  - vii. A site plan illustrating buffer zones and landscaping.
  - viii. Size and location of the playground and other public areas to be provided within the park.

4. Location and General Layout

All certified mobile homes shall be located at least one-hundred (100) feet from any park boundary line abutting a public street or highway, and at least 20 feet from other park property boundary lines. Proper buffer zones and planting materials shall be specified on the site plan (see Article XV).

5. Utility Systems

- a. Responsibilities of Permit Holder
  - i. The person to whom a permit is issued for a mobile home park shall operate the park in compliance with these Regulations and KRS 219, and shall provide adequate supervision to maintain the park, its facilities and equipment in good repair, and in a clean and sanitary condition.
  - ii. The park management shall notify park occupants of all applicable

provisions of these Regulations and KRS 219, and inform them of their duties and responsibilities under these Regulations.

- b. Supplementary Provisions and Regulations:
  - i. The Planning Commission may impose such other conditions as it deems necessary to ensure that the mobile home park will not adversely affect the public health, safety or general welfare.
  - ii. The developer in designing the park and the Planning Commission in reviewing the park proposal shall give special attention to ensuring that the park is compatible with existing and planned land use and with circulation patterns of adjoining properties. In addition special attention shall be given to proper buffer zones and buffering techniques.
  - iii. Off-street parking shall be provided according to the following requirements:
    - a) two (2) spaces for each mobile home lot.
    - b) one (1) space for each full-time park employee
    - c) one (1) space for each 400 square feet of gross floor area for any structure used for office, recreational or cultural activities
    - d) one (1) space for each four (4) mobile home lots for use by guests
    - e) two (2) parking spaces required for each certified mobile home should be located on the mobile home lot; all other required spaces should be located in bays convenient to facilities
  - iv. Adequate anchorage facilities must be provided for each certified mobile home. Each certified mobile home must be equipped with tie-downs which must be used.
- c. Existing Parks

Any mobile home park presently holding a valid construction or operating permit on the effective date of these Regulations which does not fully meet the design and construction requirements of these Regulations may continue to presently operate so long as the facilities in the park are capable of being maintained in a safe and sanitary manner and no public health nuisance is allowed to exist.

## **Section 985 Recreational Vehicle Parks**

### 1. Definition

Recreational vehicle parks are designed to accommodate recreational vehicles for short periods of time, ranging from one (1) night to several weeks.

### 2. Basic Requirements

#### a. Size

The minimum size of a recreational vehicle park shall be not less than five (5) acres.

b. Density

Minimum lot area per recreational vehicle space shall be not less than 2,500 square feet except that 20% of the lots may be as small as 1,200 square feet in area, but these may be used by tent campers only.

c. Buffer Zones

An RVP shall have a fifty (50) feet buffer zone on the front, back and side lot lines that abut residential areas (see Article XV).

3. Zoning

Recreational vehicle parks may be permitted as conditional use in certain zones provided they meet the following criteria, and provided further that they are approved by the Planning Commission:

- a. That the proposed park will contribute to the welfare and convenience of the traveling public seeking this type of accommodations.
- b. That the park will not be detrimental to the health, safety or general welfare of persons who live in the adjacent areas.
- c. That the park will comply with all city, county, state or federal regulations. Documentation of such compliance shall be required of applicants for recreational vehicle park construction permits.
- d. That the park will comply with all adopted plans (prepared by or for governmental agencies) for the neighborhood or community and/or county.

4. Existing Recreational Vehicle Parks

Any recreational vehicle park presently holding a valid construction or operating permit on the effective date of these Regulations which does not fully meet the design and construction requirements of these Regulations may continue to operate so long as the facilities in the park are capable of being maintained in a safe and sanitary manner and no public health nuisance is allowed to exist.

**Section 990 Storage of Recreational Vehicles**

Recreational vehicles, trailers, or mobile homes used exclusively for the purpose of traveling or camping and which do not exceed the width of eight (8) feet or the length of thirty-five (35) feet may be stored in the rear yard of any residential lot provided yard requirements as designated in these Regulations are maintained and the recreational vehicle, mobile home, or trailer is not occupied.