

ARTICLE 19 MANUFACTURED HOME PARK

1900 PURPOSE

The purpose of a Manufactured Home Park District (*MHP*) is to establish areas suitable for the placement of manufactured housing and mobile homes as defined in this Resolution.

1901 PERMITTED USES

The following uses are permitted in the *MHP* District:

Accessory use	Manufactured home	Recreational facility
Accessory structure	Mobile home	

1902 CONDITIONAL USES

The following may be approved by BZA pursuant to Article 25-Conditional Use:

Telecommunications tower

1903 DEVELOPMENT STANDARDS

Manufactured homes, mobile homes, and manufactured home parks shall be any tract of land upon which three (3) or more manufactured or mobile homes used for habitation are parked, either free of charge or for revenue purposes. Also includes any roadway, building, structure, vehicle, or enclosure intended for use as a part of the facilities of the park.

A. *MHP* does not include any of the following:

1. A tract of land used solely for the storage or display of manufactured or mobile homes for sale.
2. A tract of land used solely as a temporary park or temporary camp.
3. A tract of land that is subdivided and the individual lots are for sale or sold for the purpose of installation of manufactured or mobile homes used for habitation and the roadways are dedicated to the local government authority.
4. A tract of land within an area that is subject to local zoning authority and subdivision requirements and is subdivided, and the individual lots are for sale or sold for the purpose of installation of manufactured or mobile homes for habitation.

B. The *MHP* District must meet the requirements of Section 27-Project Plan Review, Article 22-Supplemental Regulations, and the following minimum standards:

MHP total area:	four (4) acres	
Setback:	50 feet	To allow for landscape and plantings
Distance between units :	20 feet	From any property line
Lot width:	40 feet	
Lot area:	3,000 square feet	
Floor area per unit:	500 square feet	

1. Provide public water and sanitary sewers.
2. Mobile home spaces shall abut upon a concrete or asphalt driveway, not less than twenty (20) feet in width, which shall have unobstructed access to a private or public street.
3. A safe and usable recreation area shall be conveniently located in each MHP and shall not be less than twenty (20%) percent of the gross area of the parcel, or three (3) acres, whichever is less.
4. Conform to County and State Health Department requirements.
5. Skirts shall be provided to screen space beneath mobile homes.

1904 TRIP GENERATION

All uses generating 100 or more peak hour trips, consistent with the Institute of Transportation Engineers (ITE) Generation Manual shall submit a Traffic Impact Study. *See Article 28-Access Management.*