

Chapter 14

MOBILE HOMES AND MOBILE HOME PARKS

SECTION 14-1. Mobile Home Park Regulations. [Ord. No. 80-22 Art. III § 10, 12-2-1980; Ord. No. 93-24 § 1, 11-9-1993; Ord. No. 2003-02 § 1, 1-14-2003; Ord. No. 2007-41 § 1, 11-13-2007]

A. *Definition.* As used in this Section, the following term shall have the following definition:

MANUFACTURED MOBILE HOME — A factory-built structure or structures which, in the traveling mode, is eight (8) body feet or more in width or forty (40) body feet or more in length, or, when erected on site, contains three hundred twenty (320) or more square feet, equipped with the necessary service connections and made so as to be readily movable as a unit or units on its or their own running gear and designed to be used as a dwelling unit or units with or without a permanent foundation. The phrase "without a permanent foundation" indicates that the support system is constructed with the intent that the manufactured mobile home placed thereon may be moved from time to time at the convenience of the owner.

- B. Within the City a single-wide mobile home may be permitted only in an approved mobile home park. A double-wide mobile home or factory-built housing may be permitted in an approved mobile home park, the owner must attach the mobile home to a permanent foundation complying with the City's building codes and destroy or modify the vehicular frame rendering it impractical to reconvert the real property, thus creating a mobile home or double-wide home that meets the requirements of Section 29-30.1(B).
- B. A mobile home may also be permitted for the purposes of temporary relief from a local disaster, such as fire, wind or flood damage, provided such mobile home shall be removed from the premises within one (1) year of its original placement; provided further, upon application to the Building Official and for good cause shown, the one (1) year period may be extended an additional thirty (30) days.
- B. It shall be unlawful to park or locate any type of mobile home on any public street, road, highway or alley, or on any lot residential, commercial or industrial zoned lot, except when in complete conformity with the ordinances of the City. [Ord. No. 2015-22 § I, 8-11-2015]
- C. One (1) or more mobile homes or trailers may be used as a temporary office or other non-residential structure on the site of a construction project, provided such structure is removed upon completion of the project. Mobile structures may be used also as temporary classroom facilities in connection with public schools or private schools with equivalent curriculum. A mobile home or trailer may be used as a temporary commercial structure on land already zoned for commercial purpose the structure will be used for, provided that such use may be only for a period of sixty (60) days or less, and provided that the structure is removed on or before that period ends, and provided that such structure is not placed back on the same property for at least one hundred eighty (180) days.

D. For the purposes of occupancy, mobile homes and trailers shall be located only in approved mobile home parks. Mobile home parks are permitted only upon review by the Planning Commission. Before the location of a mobile home park can be approved, the following conditions must be met.

1. *Mobile home park requirements.*

- a. *Area.* The area of the mobile home park shall be a minimum of two (2) acres, and the park shall have a minimum of five (5) mobile home spaces available at first occupancy.
- b. *Density.* The maximum number of units allowed per acre of land shall be determined by the minimum acre per unit required for multi-family dwellings in an "R-3" District, subject to yard and other setback requirements.
- c. *Utilities.* The mobile home park and all occupied units located therein must be connected to the municipal water and sewerage system.
- d. *Access and parking.* Paved, privately maintained roadways must be provided for access to individual units and other facilities located within the park. All common parking areas shall also be paved, including parking spaces located on individual mobile home spaces. The paving of mobile home park streets shall conform to the specifications contained in the Lexington Subdivision Regulations.
- e. *Yards and setbacks.* All mobile units and permanent structures must meet yard and setback requirements of principal structures in the "R-3" District.
- f. *Other permitted uses.* Service buildings, recreation buildings, and other areas or structures providing laundry, sanitation, and managerial facilities are permitted subject to the approval of the Planning Commission. Such facilities shall serve only the park in which it is located. No such facility shall have direct access to a public street but shall be served by the privately maintained roadway.
- g. *Buffer.* A fence or densely planted buffer strip consisting of trees, shrubs, and other plantings at least five (5) feet in height, may be required by the Planning Commission along all rear and side property lines of the park.

2. *Mobile home space requirements.*

- a. *Access.* Each space shall have access to a paved interior roadway which shall conform to the specifications provided by the Lexington Subdivision Regulations for minor residential streets. No space shall have direct access to a collector street or thoroughfare.
- b. *Clearance.* Each space shall be designed so that at least thirty (30) feet of clearance will be maintained between units and other structures located in the park.
- c. *Setbacks.* Mobile homes shall be located so that a twenty-five (25) foot setback is maintained from the centerline of the private interior roadway.

- d. *Utilities.* Each space shall have hook-up facilities for water, sewer, electricity, gas and telephone services. All occupied mobile homes shall have and use sanitary facilities contained wholly within the mobile home.
 - e. *Parking.* At least one (1) of the two (2) required parking spaces shall be located on or adjacent to each mobile home space.
3. Application procedure for approval of a mobile home park by the Planning Commission.
- a. *Preliminary plan.* A preliminary plan drawn to a scale of not less than 1 inch = 200 feet nor more than 1 inch = 50 feet may be submitted to the Planning Commission prior to application for approval. The sketch plan shall include among other things:
 - (1) Location of drives and parking areas,
 - (2) Location of mobile home,
 - (3) Location and sizes of service buildings and other service areas,
 - (4) Location of all utility lines,
 - (5) Location of all parking spaces.
 - b. The owner or developer may discuss the proposed mobile home park plan with the Zoning Administrator, and members of the Planning Commission to determine if the proposal meets the requirements and the intent of this Chapter.
 - c. *Final plan.* Applications to the Planning Commission for approval to construct, alter, or enlarge a mobile home park shall be accompanied by a plan for the park prepared by a professional engineer, architect or city planner, drawn to a scale of not less than one (1) inch equals two hundred (200) feet nor more than one (1) inch equals fifty (50) feet. The plan shall show the following:
 - (1) Location of all mobile home spaces;
 - (2) Location of all utility lines and service facilities, drives, parking areas, walks, and access to a public street; and
 - (3) Property lines of the park and owners of both the park and all adjacent properties.

Where a park is to be developed in sections, the plan shall show that part which is to be developed initially. No approval shall be given for the initial establishment of any section of a mobile home park with less than five (5) spaces.

- d. *Utility connections.* All required improvements shall be completed before connections may be made with municipal utilities.