Chapter 9. MANUFACTURED HOME PARKS

9-1 Purpose and Intent

The purpose of this section is to provide for manufactured home parks which are suitably developed for the placement and occupancy of manufactured homes for residential purposes on rented or leased spaces with the necessary accessory uses and/or amenities.

These regulations are intended to enable the development of unique, well-planned and well-designed projects incorporating a variety of manufactured housing for permanent or seasonal occupancy. It is also the intent of this chapter to provide adequate regulations to preserve the residential character of the development, to assure design compatibility, to promote stability of property values within the same project, to prohibit inappropriate and incompatible land uses, and to protect other land use values contiguous to or near manufactured home park uses. The planning commission shall review the proposed development plan to determine its compliance with all portions of the Minersville Town General Plan. Standards higher than the minimum standards contained in this Ordinance may be required if necessary for local conditions of health, safety and protection of property.

9-2 Definitions of Terms*

1. Accessory Structure, Manufactured Home: A one-story habitable room, storage building, garage, carport, ramada, and awning. Patios and similar structures which may include window screens, knee walls, and other partial enclosures.

2. Manufactured Home: A dwelling structure built of prefabricated units which are transported to the site.

3. Manufactured Home "single-wide": Same as "MOBILE HOME". A structure, transportable in one (1) or more sections, not less than ten (10) feet wide and having a gross floor area of not more than one thousand (1,000) square feet.

4. Manufactured Home "double-wide": Same as "MOBILE HOME". May be allowed to be located in a manufactured home park. The manufactured home shall have a gross floor area of not less than one thousand (1,000) square feet. "Double-wide" manufactured homes are regarded as single-family or two-family dwellings according to Chapter 25 of the Town of Minersville Zoning Ordinance. They shall conform to applicable building and housing codes, and are placed on a permanent foundation which meets all applicable building and housing codes, incorporates a pitched roof in its

design, utilizes block or equivalent skirting around the bottom of the unit, and has the towing tongue and wheels removed.

5. Manufactured Home Park: An approved residential development as shown in the records of the Town of Minersville, in which individual spaces are provided for the placement of a manufactured home for dwelling unit purposes.

6. Manufactured Home Space: A site within an approved manufactured home park, which is shown in the records of the Town of Minersville, and which is designed and intended for the accommodation of one (1) manufactured home.

*For additional definitions see Chapter 1 of this Ordinance.

9-3 Location and Use

No manufactured home shall be located, placed, used, or occupied in any district other than within an approved manufactured home park where allowed within the zoning district, with the following exceptions:

1. Manufactured homes may be stored, displayed, and sold in commercial and manufacturing districts, but not occupied except in manufactured home parks when allowed in such districts.

2. As a construction field office for use by contractors while a permanent building is under construction.

3. As a temporary place of business for the owner of lessee during the course of construction of a new commercial or industrial building on the site.

4. As a temporary sales office for the sale of homes in a conventional subdivision.

5. As a sales office for manufactured home sales.

6. As defined in Chapter 25 of the Town of Minersville Zoning Ordinance.

7. As a temporary residence that may be utilized for a maximum of one (1) year, while a single-family home is constructed on the site. An extension can be obtained with the approval of the Minersville Town Council.

9-4 Permitted Uses in Manufactured Home Parks

All permitted uses are subject to a Conditional Use Permit.

1. One (1) manufactured home on each approved space. No dwelling units of conventional construction shall be permitted on any space for living or use purposes, except as specified below.

2. Accessory structures such as non-combustible awnings, garage, carport, patios and ramadas. Patios and similar structures which may include window screens, knee walls, and other partial enclosures.

3. Rear yard storage buildings not within the buildable area subject to:

   (a) One hundred fifty (150) square feet or less in area;

   (b) a maximum height of ten feet (10'); and

   (c) being located within the rear one-half (1/2) of the space;

4. Manager's office and residence, which may be of conventional construction.

5. Recreation and social centers, which may be used for dancing, crafts, hobbies, games, child care, meetings, banquets, theatrical performances, movie viewing, and similar entertainment uses which are intended and used primarily as a resident amenity. Such facility may be of conventional construction.

6. Outdoor recreation facilities, such as parks, swimming pools, ramadas, playground equipment, shuffleboard and tennis courts, putting greens, and similar recreational uses intended for use by the residents of the park.

7. Common use laundry facilities, maintenance buildings, and security guard houses which may be of conventional construction.

8. Designated areas for boat and recreational vehicle storage, which are used solely by the residents of the park.

9. Recreation center parking lots and guest parking areas.

10. Any other uses judged by the planning commission that is in harmony with the character and intent of this zone.

9-5 <u>Development Requirements</u>

Manufactured home parks may not be constructed unless first approved by the Minersville Town Council, after review of plans for said manufactured home park by the Minersville Town Planning Commission which insures that the said development will complete the following:

1. Individual manufactured home park space minimum setbacks shall be measured from the edge of internal streets and space lines as follows:

   a) Front - Ten (10) feet.

   b) Side - Five (5) feet on each side. Side yard setback on a "street side" yard shall be ten (10) feet.

   c) Rear - Ten (10) feet.

   d) Structural separation - Ten (10) foot minimum between dwelling units.

2. No building may exceed two and one-half (2 1/2) stories or thirty-five (35) feet in height. No dwelling shall be less than one (1) story in height.

3. All manufactured homes shall be adequately tied down accordance with applicable codes.

4. Within two (2) months of occupancy, each manufactured home shall be equipped with skirting around the base and shall be non-flammable material that is painted, or otherwise maintained; or provided with a support pad which is recessed to give the appearance of the manufactured home being located on-grade.

5. Utilities Required - Each manufactured home shall have connections available for water, sewer and electricity. All manufactured home parks shall be connected to the municipal facility systems of the Town of Minersville. All utility connections shall be located underground and shall comply with state and city construction standards and codes.

6. Fire hydrants shall be located within two hundred fifty (250) feet of every manufactured home space within the manufactured home park. All petroleum and liquified gas and other similar and related containers shall be located outside the manufactured home and shall not be located closer than five (5) feet from any outside door of each manufactured home. Said containers shall be securely fastened in place so as to prevent upset. Connections to said containers shall be made with approved copper or other metallic tubing.

7. At least one (1) principle common recreational area shall be established within the manufactured home park and shall contain an area of not less than five (5) percent of the total area. Certain common area should be set aside for parks, playground and service areas for common use and enjoyment of occupants of the development and of the visitors thereto.

Individual determination shall be made as to adequacy of amenities to meet the needs of project residents.

8. Be in keeping with the general character of the district within which the proposed development will be located.

9. Be located on a parcel of land containing not less than three (3) acres, or on two (2) or more parcels separated by a street or alley only, and totaling at least three (3) acres.

10. Have at least ten (10) spaces completed and ready for occupancy before first occupancy is permitted.

11. Meet all standards and requirements effective upon the adoption of the Manufactured Home Park Ordinance of the Town of Minersville.

12. The number of manufactured homes shall be limited to seven (7) units per acre.

13. A six foot (6') high solid masonry, brick, pre-cast concrete, finished concrete or decorative wall shall be required along all manufactured park boundaries. Such wall shall be placed on the interior side of a required landscape strip. Berms may be used as part of the landscape requirements. Said six foot (6') high wall shall not be constructed with chain-link fencing.

14. Access to lots or spaces shall be from the interior of the park. There should be a minimum of one (1) public street access point. Any access road connecting two (2) or more public streets shall be arranged to prohibit or discourage through traffic.

15. Private manufactured home streets shall be paved to a minimum width of twenty-eight feet (28').

16. Concrete sidewalks at least two feet (2') in width shall be provided on each side of interior private streets, when, or if Minersville requires or provides sidewalks for the entire town.

17. All areas within the park, except the manufactured homes, hard surfacing, parking or buildings, shall be landscaped and maintained with lawns, trees and shrubs designed to provide privacy and noise containment, and shall be equipped with adequate sprinkling devices.

18. Required parking spaces shall be paved with either two inches (2") of asphalt or four inches (4") of concrete.

19. Each manufactured home used for dwelling purposes, and room additions attached thereto, shall be anchored in conformance to 1976 H.U.D. Manufactured Home Construction and Safety Standards. Following the effective date of this Ordinance, no manufactured home shall be placed within the Town of Minersville for the use as a residence unless said manufactured home shall have been manufactured within ten (10) years.

20. The area shall be one ownership, or if in several, the application for approval of the development shall be filed jointly by all owners of the property included in the plan.

21. Storm drainage facilities shall be so constructed as to protect residents of the development. Such facilities shall be of sufficient capacity to insure rapid drainage and prevent the accumulation of stagnant pools of water in or adjacent to the development, and shall tie into the municipal storm drainage system and/or retained in a retention basin on site.

22. All siding on manufactured homes shall be non-reflective and shall be installed from the ground up to the roof.

23. Two (2) off-street parking spaces shall be provided for each manufactured home lot, which shall be a minimum of three hundred (300) square feet of paved area.

24. All trash and refuse bins shall have a tight fitting lid. Said bin shall be screened from public view and contained within a solid wall structure enclosure having a closable gate, which is compatible in design and construction to the manufactured homes, and to any service buildings within the development. Said receptacle structures or enclosures shall not be constructed of chain-link fencing.

25. Manufactured Home Space - Each manufactured home space shall have a minimum of four thousand (4,000) square feet and a minimum width of forty-five (45) feet.

26. No more than seventy-five (75) percent of any manufactured home lot shall be covered by manufactured homes or accessory structures.

27. Access shall be provided to each manufactured home stand for maneuvering manufactured homes into position. The access way shall be kept free from trees and other immovable obstructions.

28. The plans for a manufactured home park shall be prepared by a licensed architect or licensed engineer. All problems shall be solved before approval

is given and construction begins. Determination of qualifications of required professional individuals or firms shall be made by the planning commission.

29. All accessory structures shall be located within the yard setbacks, except for rear yard storage buildings.

9-6 Standards and Requirements

Standards and requirements for manufactured home parks shall be as provided in the Manufactured Home Park Ordinance, subsequent to the effective date of adoption, by the Town of Minersville. Site plans are required according to Section 1-8 of Minersville's Zoning Ordinance. The applicant for a mobile home park shall pay the Town of Minersville at the application time any review or inspection fees that are established by the Minersville Town Council.