

ARTICLE 14-5 MHP DISTRICT-MANUFACTURED HOME PARK

14-5-1 Intent and Purpose

14-5-2 Use Regulations

14-5-3 Specific Requirements

SECTION 14-5-1 INTENT AND PURPOSE

The MHP District is designed to provide the orderly planned development of manufactured home parks and subdivisions to accommodate manufactured homes and for accessory uses as are related, incidental and not detrimental to the residential environment.

SECTION 14-5-2 USE REGULATIONS

A. No land, building or structure shall be used and no building or structure shall be erected or structurally altered or enlarged except for the following:

1. Manufactured home subdivision
2. Manufactured homes, not more than one (1) unit per lot in a subdivision.
3. Accessory buildings and structures.
4. Recreational facilities, incidental to the manufactured home subdivision.

SECTION 14-5-3 SPECIFIC REQUIREMENTS

A. Following are the specific requirements for development within this zone:

1. The minimum area for a manufactured home park shall be three (3) acres.
2. Minimum lot size shall be 5,000 square feet.
3. Minimum front yard set back from lot line shall be fifteen feet (15')
4. Minimum side yard set back from lot line shall be six feet (6') on interior lots and twelve feet (12') on exterior lot lines.
5. Minimum rear yard set back shall be ten feet (10')
6. Maximum lot coverage shall not exceed thirty percent (30%) on an exterior lot or thirty five percent (35%) on an interior lot.

7. the maximum height of any structure shall not exceed twenty feet (20')
8. Every manufactured home park map shall include a definition of the buildable area, that area where a manufactured home, other structure or automobile can legally be located, on each lot.
9. Two (2) off-street parking spaces shall be provided on each lot with a minimum size of nine feet (9') by twenty feet (20') each. No parking space shall be located closer than eight feet (8') from any public street or four feet (4') from a side lot line
10. Not less than ten percent (10%) of the gross site area shall be reserved for common areas or open space. The ownership of said common areas shall be transferred to a homeowner's association when and if seventy five (75%) of the lots have been sold.
11. The pertinent sections of the Town Subdivision Code shall govern the subdivision.
12. The ground surface in all parts of the manufactured home park shall be graded and equipped to drain all surface water in a safe and efficient manner.
13. It is the responsibility of the owner and/or developer to provide major utilities (water, sewage disposal, gas and electric) to each lot.
14. Each manufactured home shall be skirted with material similar in appearance to the material used in the manufactured home and maintained to enhance the character of the manufactured home.
15. The outside material of all storage and accessory buildings shall be constructed of materials which do not distract from the appearance of the manufactured home/ Open storage of materials or belongings other than boats and primary vehicles is prohibited.
16. All streets and driveways shall be of all-weather construction in compliance with the Town's subdivision regulations. No entrance to a manufactured home park shall be located closer than fifty feet (50') of an intersection of two streets.