

Section 9-101 to 105, inclusive. Mobile or Manufactured Home Parks - general provisions.

Section 9-101. Districts in which Mobile or Manufactured Home Parks permitted - procedures for application and issuance of permit.

1. Mobile home parks are permitted as a conditional use in One-Family Residential District #2-C.
2. No lot or parcel of land shall be used until and unless a permit has been secured from the zoning administrator. There shall have been filed with the zoning administrator a written application for said permit. Said application shall include the following information:
 - a. A plot showing the location of present and proposed buildings, driveways, proposed location of units and sanitary conveniences.
 - b. A statement relative to water supply, sewage and garbage.
 - c. A copy of the plans and specifications of all proposed buildings.
 - d. The location and legal description of the mobile home park.

Section 9-102. Issuance of mobile home park permit by zoning administrator upon certain findings by the Board of Adjustment.

Upon the finding by the Board of Adjustment that the proposed mobile home park will constitute a development of sustained desirability, that it will not result in an over-intensive use of the land, that it will not result in undue traffic hazards, and not otherwise be detrimental to the health, safety and welfare of the County, the zoning administrator may issue a permit or permits for the proposed mobile home park.

Section 9-103. Space limitations.

Building Height Limit

No building shall exceed two and one-half (2 ½) stories, or thirty-five (35) feet.

Required Area for a Mobile Home Space

Mobile home spaces shall be provided, consisting of a minimum of six thousand (6,000) square feet for each space, which shall be clearly defined and marked and single units shall comply with requirements of One Family District #2C. The minimum area for any mobile home park shall be one acre.

Yards Required.

The front and rear of any mobile home shall not be located closer than fifteen (15) feet from any other mobile home or from any building within the mobile home park. The side of any mobile home shall not be closer than fifteen (15) feet from any other mobile home or any building within the mobile home park. All mobile homes shall be required to be located a minimum of twenty-five (25) feet from all exterior boundaries of the mobile home park. All mobile and manufactured homes and accessory buildings are required to be set back 25' from any street or driveway within the mobile home park.

Section 9-104. Requirements for driveways, vehicular access and parking, and lighting of mobile home parks.

1. All mobile home spaces shall abut upon a driveway of not less than twenty-five (25) feet in width, which shall have unobstructed access to a public street or highway, and the sole vehicular access shall not be by an alley, and all dead-end drive-ways shall include adequate vehicular turning space.
2. All driveways within the mobile home park shall be all weather with a dust-free surface course and lighted at night with electric lamps of not less than one hundred fifty (150) watts each, spaced at intervals of not more than one hundred fifty (150) feet, or by a lighting plan approved by the zoning administrator.

Section 9-105. Requirements for site drainage and grading, underground wiring, fencing and playgrounds for mobile home parks.

1. The mobile homes parks shall be located on a well-drained site, properly graded to insure rapid drainage.
2. One or more playgrounds shall be provided as required by the County Commission and of the size approved by them.
3. All wiring in the mobile home park shall be placed underground.

Section 9-106. Requirements for placement of mobile or manufactured homes.

1. Tie-downs shall be placed a minimum at all four corners and/or per manufactures recommendations.
2. Mobile or manufactured homes shall be supported as per manufactures recommendations.
3. All steps and landings shall conform to the Uniform Building Code as adopted by Hughes County.

Section 9-107 to 199, inclusive. Reserved.