ARTICLE XX

"M – P" MANUFACTURED HOUSING PARK DISTRICT

SECTION 1. INTENT AND PURPOSE OF DISTRICT: It is the intent of the "M - P" Manufactured Housing Park District to permit low density manufactured housing in a park-like atmosphere. The Manufactured Housing Park District is intended for those areas where the owner proposes to develop and rent or lease individual sites.

SECTION 2. DISTRICT REGULATIONS: In the "M – P" District, no building shall be used and no building shall be erected, altered, or enlarged which is arranged, intended, or designed for other than uses listed in SECTION 3 below.

SECTION 3. USE REGULATIONS:

1. Independent manufactured homes located on a well-drained concrete slab.

2. Parks and playgrounds.

3. Manufactured housing service buildings, such as coin-operated washers and dryers, for exclusive use of residents of the manufactured home park.

4. Office for manager of the manufactured home park.

5. Storage building for vehicles used to tow manufactured housing units.

6. Storage building for blocks, skirts, pipe, and other material and equipment required to set up a manufactured house.

7. Accessory uses and buildings, including swimming pools, bath houses, patios, etc., for exclusive use of manufactured housing residents.

8. Childcare centers.

9. Foster houses, group homes and boarding houses for children.

SECTION 4. PARK REQUIREMENTS:

1. A tract to be used for a manufactured housing park shall be large enough to accommodate fifteen (15) or more manufactured units.

2. Each manufactured housing park space shall be not less than thirty-five (35) feet wide.

3. Manufactured housing parks shall have a maximum density of eight (8) manufactured units per gross acre, and each space shall have not less than three thousand (3,000) square feet.

4. The manufactured housing park shall be located on a well-drained site properly graded to insure rapid drainage.

5. Manufactured housing parks designed to accommodate fifty (50) or more units shall be located on or near major roads that provide a hard surface (concrete or blacktop).

6. Manufactured housing parks shall provide screening when they abut residential property.

7. Each manufactured housing park shall reserve an area for child recreation according to the following schedule:

NUMBER OF MANUFACTURED HOUSING UNITS	MINIMUM AREA OF PLAYGROUND
0 – 15	1,500 square feet
16 – 25	2,500 square feet
Over 25	100 square feet per lot

8. The recreation area shall be located so as to be free from hazards and provided with play equipment.

9. All new manufactured housing parks shall provide a storm shelter for the occupants. All existing manufactured housing parks (at the date of the adoption of this Resolution) are encouraged to provide storm shelters.

10. The manufactured housing shelter shall be approved, after the submission of plans by the applicant, by the Zoning Administrator. The shelter shall be constructed below ground level as a concrete structure and provided with heavy metal doors. It shall be located so as to be accessible to the park residents in a central place with access to the shelter clearly marked.

11. Manufactured housing units shall be located so that there is at least a twenty (20) foot clearance between manufactured houses; provided, however, with respect to manufactured houses parked end-to-end, the clearance shall not be less than ten (10) feet. No manufactured housing unit shall be located less than ten (10) feet from the front driveway.

12. No manufactured housing unit shall be located less than twenty-five (25) feet from any property line of the manufactured housing park or from any community building within the park, including any washroom, toilet, laundry facilities, or office.

13. All manufactured housing units located in the "M – P" District shall have been manufactured after June 15, 1976, and the owner shall provide verification of age.

14. All manufactured housing spaces shall abut on an internal driveway that is not less than twenty-four (24) feet in width; provided, however, that no on-street parking is permitted. If parallel parking is permitted on one side of the street, the width shall be increased to twenty-eight (28) feet, and if parallel parking is permitted on both sides of the street, the width shall be increased to thirty-six (36) feet. Such driveways shall have unobstructed access to a public street or highway and shall have, as a minimum, a gravel surface or be paved and well maintained and lighted.

15. Manufactured housing parks containing more than twenty (20) units shall provide each lot with a concrete pad for parking two (2) vehicles separate from the road. The minimum pad size shall be fourteen (14) feet wide and sixteen (16) feet in depth. In parks containing less than twenty (20) units, the parking space may be constructed of crushed rock finished to a depth of eight (8) inches.

16. All roadways and walks within the manufactured housing park shall be hard surfaced or gravel surfaced and provided with night lighting using lamps spaced at intervals of not more than one hundred (100) feet.

17. All electrical distribution systems and telephone service systems to each manufactured housing space, except outlets and risers, shall be underground. Each manufactured housing space shall be provided with a 110-volt and 220-volt service with a minimum 100-ampere individual service outlet.

18. Whenever master television antenna systems are to be installed, the complete plans and specifications for the system must be submitted to the Zoning Administrator for approval. Distribution to individual manufactured housing spaces shall be underground and shall terminate adjacent to the electrical outlet.

19. Laundry facilities for the exclusive use of the manufactured housing occupants may be provided in a service building.

20. An adequate supply of pure water for drinking and domestic purposes shall be supplied by pipes to all buildings and manufactured housing spaces within the park. Each manufactured housing space shall be provided with a cold water tap at least four (4) inches above the ground. An adequate supply of hot water shall be provided at all times in the service buildings for all washing and laundry facilities.

21. All manufactured housing units within the "M – P" District shall be connected to an approved public water supply and an approved sanitary sewer system with at least a four (4) inch sewer connection to each manufactured housing unit. The sewer connection shall be provided with suitable fittings so that a water-tight connection can be made between the manufactured housing drain and the sewer connection. Such individual unit connections shall be so constructed that they can be closed when not linked to a manufactured housing unit and shall be trapped in such a manner as to maintain them in an odor-free condition.

22. Each manufactured housing unit shall be secured by anchoring the superstructure against uplift, sliding, rotation, and overturning.

23. Outdoor laundry drying space of adequate area and suitable location shall be provided and indicated upon required plan.

24. The owner or operator shall include with the required plan the method of refuse collection and the location of refuse containers.

25. If only independent manufactured housing spaces are to be provided, no service building will be required; however, when such service building is required, it shall comply with the following regulations:

    a. Be located twenty (20) feet or more from any manufactured housing unit.

    b. Be adequately lighted.

    c. Have the interior finished with moisture-resistant material to permit frequent washing and cleaning.

    d. Provide at least one (1) lavatory, water closet, and shower for each sex; one (1) laundry tray, one (1) floor drain, and hot and cold water.

    e. Have adequate heating facilities for the building and equipment which will furnish an ample supply of heated water during time of peak demands.

    f. Have all rooms well ventilated with all openings effectively screened.

25. The Owner or Operator shall include with the required plan a budget for financing the proposed improvements.

SECTION 5. APPLICATION PROCEDURE:

1. The applicant for a manufactured housing park shall prepare or cause to be prepared an application for rezoning and a development plan and shall present ten (10) copies of the plan for review by the Planning Commission. The development plan shall show topography and the location and size of:

    a. Manufactured housing sites.

    b. Service buildings.

    c. Off-street parking areas.

    d. Electrical outlets.

    e. Sewer outlets.

    f. Water outlets.

    g. Water lines.

    h. Sewer lines.

    i. Recreational areas.

    j. Landscaped areas and walls or fences.

    k. Roadways.

    l. Sidewalks.

2. Following a rezoning hearing, as required by law and preliminary approval of the development plan, the Planning Commission shall submit the plan together with a record of the hearing plus its formal recommendations to the Governing Body for final approval.

3. When final approvals have been obtained, the Zoning Administrator shall issue a permit to operate the manufactured housing park.

4. After the effective date of this Resolution, no new manufactured housing park may be operated and no existing park expanded, except in accordance with these Regulations and under permit from the Zoning Administrator.