

Section 4.09 R-3 Mobile Home Residential District

- 4.09.01 **Intent:** The intent of the R-3 Mobile Home Residential District shall be to provide for mobile home dwellings on leased or owned property in areas where a mobile home park is appropriate, where such development is recognized as being in the best interests of the citizens and taxpayers of Boone County.
- 4.09.02 **Permitted Principal Uses:**
The following uses and those found in **Section 4.16** are permitted in the R-3 Mobile Home Residential District.
1. Single family dwelling.
 2. Public School.
 3. Private and public park, playground and recreational facilities.
 4. Church, educational facilities and parish house.
 5. Multi-unit dwellings, provided such use is part of a Planned Unit Development-Residential.
 6. Any use which is interpreted by the Zoning Administrator to be a use similar to the one of the above-named and section 4.16 uses and in conformance with the intent of this district.
- 4.09.03 **Conditional Uses:**
The following uses are subject to any conditions listed in this Ordinance and are subject to other conditions relating to the placement of said use on a specific tract of ground in the R-3 District as required and approved by the Board of Adjustment.
1. Mobile Home Parks provided the Park meets the criteria found in **Section 4.09.04**.
 2. Buildings and uses customarily incidental to the permitted uses.
 3. Nursery or day-care schools.
 4. Utility installations such as electric substations, sewer lift stations, telephone exchanges, gas regulators and major transmission lines (not including utility office, repair, storage or production facilities).
 5. Sewage disposal and water supply and treatment facilities.
 6. Campgrounds.
 7. Public buildings.
 8. Any use which is interpreted by the Zoning Administrator to be a use similar to the one of the above-named and section 4.16 uses and in conformance with the intent of this district.
- 4.09.04 **Mobile Home Park Design Requirements:**
1. That the mobile home park shall comply with all sanitary and other requirements prescribed by Boone County and applicable state statutes.
 2. That access to the mobile home park shall be from a hard-surfaced road, that number and location of access drives shall be controlled for traffic safety and protection of surrounding properties. Access drives shall be designed to provide adequate access and turnaround for emergency vehicles. No mobile home space shall be designed for direct access to a street outside the boundaries of the park and that the interior access drives shall be properly lit and at least fifty (50) feet in width, paved with asphaltic concrete or P.C.C. and maintained at least twenty (20) feet in

width in accord with applicable county specifications and ordinances. Maintenance of drives shall be on a private basis.

3. The topography of the site shall be such as to facilitate rapid drainage and that adequate drainage facilities be provided.
4. That the design evidences a reasonable effort to preserve the natural amenities of the site.
5. The minimum width and/or depth of the mobile home park shall be two-hundred (200) feet and a minimum total area of the park shall be eight acres, including one-half the width of bordering streets, except that minimum area may be two acres where the proposed park is to be located adjacent to an existing mobile home park containing an area of five acres or more.
6. That at least twenty (20) home sites be provided in the proposed plan. No home sites shall be offered for sale or sold.
7. The mobile home park shall be surrounded by a landscape or wooded strip of open space at least twenty-five (25) feet wide along street frontage.
8. Each mobile home site shall be provided with individual water and sewer connections to central sewer and water systems.
9. Each mobile home site shall be provided with electrical outlets installed in accordance with applicable codes or ordinances.
10. Adequate area shall be provided in the design for such things as public laundry facilities and storage of recreation equipment and vehicles.
11. No existing mobile home park shall be enlarged or extended while such park does not meet the applicable health or safety requirements or where such park is in violation of regulations and standards regarding sewage treatment or discharge, pollution or water quality.
12. Site Plan Required. Each petition for a change to the "R-3" zoning classification submitted to the Zoning Commission shall be accompanied by a mobile home park site plan. The Zoning Commission and the Board of Supervisors shall consider the Plan concurrently with the application for amendment to the zoning map. The Board of Supervisors may approve or disapprove the Plan or require such changes thereto as are deemed necessary to accomplish the intent and purpose of these regulations.
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4.09.05

Community Facilities:

1. Each lot shall have access to a hard surfaced drive not less than twenty-two (22) feet in width excluding parking.
2. Community water and community sewage disposal facilities shall be provided and shall meet all applicable State Laws. The water supply shall be sufficient for domestic use and for fire protection.
3. Service buildings including adequate laundry and drying facilities, and toilet facilities for mobile homes which do not have these facilities within each unit.

4. Not less than eight (8) percent of the total court area shall be designated and used for park, playground and recreational purposes.
5. Storm shelters shall be required and shall meet the following criteria:
 - a. Shelter space equivalent to two (2) persons per mobile home lot,
 - b. Designed in conformance with “National Performance Criteria for Tornado Shelters” by the Federal Emergency Management Agency (FEMA) and any other referenced material by FEMA,
6. Shelters shall be sited in order to provide maximum protection to park occupants and so that residents may reach a shelter within the minimum safe time frame as directed by FEMA.

4.09.06

Lot and Area Requirements:

1. The maximum density of units in a mobile home park shall be seven per gross acre and the minimum area for a mobile home site for parking on mobile home shall be 5,000 square feet with no dimension less than 50 feet, and with corners of each site visibly marked and numbered by a permanent marker. Adjustments between sites may be approved in order to preserve natural amenities. No more than one mobile home shall be parked on any one site.
2. In addition to the requirement of **Section 4.09.06(2)(A)** above, an open space or spaces of not less than 5,000 square feet accessible to all mobile home occupants and suitable for use as a recreational land area shall be provided within the mobile home park at a ratio of a minimum of four-hundred (400) square feet of recreational area per mobile home site in such park.
3. Dwelling units, accessory buildings or other structures shall not be constructed below detention/retention dams where a registered professional engineer determines they will be damaged by failure of the dam.
4. Yard Requirement:
 - a. If a lot or tract abuts a county road or state highway, the yard abutting the county road or state highway shall be sixty (60) feet from the right-of-way line, otherwise:
 - b. For uses permitted in the R-1 and R-2 Residential Districts, the yard requirements are the same as for that district.
 - c. In a mobile home park, no mobile home shall be parked closer than fifty (50) feet from a public street or road, ten (10) feet from an interior access drive, or twenty-five (25) feet from any other mobile home or service building and no part of a mobile home shall extend closer than five (5) feet to the boundaries of the individual mobile home site.
5. Height Requirements:
 - a. The maximum height for single-family dwellings and all other structures *except mobile homes* and those uses specifically exempted shall be two and one-half (2-1/2) stories, but never more than thirty-five (35) feet.
 - b. The maximum height for mobile homes shall be fifteen (15) feet.
 - c. Off-Street Parking and Loading Requirements:
 1. At least one (1) off-street parking space shall be provided on each mobile home site, and in addition off-street parking spaces for automobiles shall be provided in the ratio of one-half (1/2) space per mobile home in locations convenient to groups of homes.

2. Additional off-street parking and loading requirements are contained in Article 6 of this Ordinance.

4.09.07 ***Plan Requirements:***

A complete plan of the mobile home court shall be submitted showing:

1. A development plan and grading plan of the court.
2. The area and dimensions of the tract of land.
3. The number, location, and size of all mobile home spaces.
4. The area and dimensions of the park, playground and recreation areas.
5. The location and width of roadways and walkways.
6. The location of service buildings and any other proposed structures.
7. The location of water and sewer lines and sewage disposal facilities.
8. Plans and specifications of all buildings and other improvements constructed or to be constructed within the mobile home court.

4.09.08 ***Permitted Accessory Uses:***

1. For uses permitted in the R-1 and R-2 Residential Districts
2. For individual mobile home sites: awnings or porches, and one storage building, all of materials and construction acceptable in accordance with sound building practices and not extending closer than five feet to the boundaries of the individual mobile home site.
3. For the mobile home park: management headquarters, recreational facilities, community building, toilets, showers, coin-operated laundry facilities and vending machines, and other uses and structures customarily incidental to operation of a mobile home park.
4. Home Occupation
5. Any use which is interpreted by the Zoning Administrator to be a use similar to the one of the above-named and section 4.16 uses and in conformance with the intent of this district.
6. Signs as follows:
 - a. Any sign permitted in any other Residential District.
 - b. A sign limited in area 32 square feet, giving the name and/or address or management of a mobile home park.

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