

## **CHAPTER 7 MOBILE HOME /MANUFACTURED HOME AND RV PARKS**

Mobile Home/ Manufactured Home Parks and RV Parks shall be developed as PUD's in conformity with the performance standards in this title and Chapter 6. Minimum mobile home park size shall be 10 acres while minimum RV Park shall be 5 acres.

### **1.0 Mobile Home /Manufactured Home Park Performance Standards:**

- 6.0.1.1 Density - The gross density of park shall be no more than five (5) mobile/manufactured homes per acre.
- B. Buffers - Buffers shall be provided per Chapter 4 Section 8.0 Buffering.
  - C. Minimum Setbacks - Minimum Setbacks for individual lots shall be ten (10) feet on all sides, including front and rear, except for any side or rear abutting the project property line in which case the minimum setback shall be twenty (20) feet.
  - D. Parking - Parking shall be provided the same as a dwelling listed in Chapter 4 Section 7.0 Parking.
  - 7. Storage Space - A combined area of at least one hundred (100) square feet for each lot shall be provided for the storage of boats, campers, etc. Said storage must be enclosed within a sight obscuring fence of six (6) to eight (8) feet in height.
  - F. Recreation Area - Twenty percent (20%) of the total park area shall be devoted to recreational uses and facilities including the buffer zone.
  - G. Landscaping - A landscaping plan for the open space and recreational areas with an approved wall or fence (if required) to provide privacy as approved by the commission.
  - H. Fire Protection- Fire Protection shall be provided according to County Fire Chief recommendations.
  - I. Solid Waste - Provisions acceptable to the county solid waste department must be made by the owner of the park for the storage, collection of solid waste.
  - J. Ownership - A single ownership or control of the land within the park project must be maintained during development and operation.

### **2.0 RV Parks Performance Standards**

- A. An RV Park or regulated expansion of an RV Park shall be considered a land development as defined by this Ordinance and the application for the development of an RV Park shall be processed in accordance with all the procedures established as a Planned Unit Development.
- B. A minimum parcel size of five (5) acres shall be required for RV Parks and all lands proposed for an RV Park shall be contiguous.
- C. Each site in an RV Park shall have a minimum area of one hundred (100) square feet. Minimum site widths shall be twenty (20) feet. Site area shall be measured exclusive of any rights-of-way. For purposes of this Ordinance, public rights-of-way mean all easements or other rights-of-way that are open for free and easy use by other site occupants and/or the general public.

- D. The number of sites in an RV Park shall not exceed an overall density of ten (10) per acre.
- E. Site Plan - A proposed site plan showing all necessary information to include at a minimum, location of all buildings and improvements including roads, parking areas, planting strips, signs, overall grading plan with storm drainage facilities, water supply and distribution systems, sewage treatment and collection systems and the specific areas provided as open space pursuant to the requirements of this Ordinance. Building layouts and profiles shall also be provided indicating building dimensions, numbers, and sizes, common ownership or use areas, lighting and such other information as shall be required to determine compliance with the design standards contained herein and any other building standards which may be applicable. Setbacks from property lines, improvements, and other buildings shall also be specifically shown.
- F. All RV Park sites shall be specifically shown on the plans submitted.
- G. Flood Plain - Any structures in any RV Park shall not be located within a one hundred (100) year flood plain area as defined by the Federal Flood Insurance Program unless in compliance with the Floodplain Ordinance in this Code.
- H. Soil and Ground Cover - All areas of an RV Park disturbed during the development process and not covered by improvements shall be stabilized and protected with such vegetative growth as necessary to prevent soil erosion and the emanation of dust during dry weather. Such vegetation shall be maintained by the park owner in such condition as to provide continued soil protection.
- I. Storm Water/Drainage - RV Parks shall be designed to insure that all surface water is drained in a safe and efficient manner away from recreational vehicle sites. Wastewater from any plumbing fixture or sanitary sewer line shall not be deposited upon the ground surface or into any storm water control facility in any part of an RV Park.
- J. Buffers - A buffer area shall be provided around the RV Park. No individual site in an RV Park shall be located closer than fifty (50) feet to any public road right-of-way or closer than twenty five (25) feet to any other exterior property line.
- K. Screening - The Planning and Zoning Commission may require screening such as fences or plant materials along the property boundary line separating the park and any adjacent incompatible use. Plantings shall provide an effective screen to a height of five (5) feet at the time of planting and an effective screen to a height of eight (8) feet within five (5) years. These buffer strips shall be properly maintained by the owner at all times.
- L. Parking - Parking shall not be permitted on roads or drives within the RV Park, but shall be restricted to designated parking areas either at each site or at a common location. Off-street parking for one (1) motor vehicle shall be provided at each site and off-street, common parking areas for additional vehicles of park occupants and guests shall be provided at a rate not less than one (1) space per five (5) sites.
- M. Access - There shall generally be at least two (2) points of ingress and/or egress in each RV Park from any one (1) public right-of-way (emergency accesses excepted) and all driveways to individual sites shall front on an interior access drive. The requirement for two (2) access points may be waived by the Planning and Zoning Commission for reason

of topography, parcel configuration or other factor deemed valid by the Planning and Zoning Commission. Accesses shall be separated by at least one hundred fifty (150) feet where they intersect with a public street. Access intersections with a public road shall be designed to safely permit the entry and exit of recreational vehicles.

- N. Site Access - Individual sites and parking spaces shall have direct access to the interior park street system. Sites and parking spaces shall not front or have access directly to public roads or streets or to private roads or streets passing through the RV Park and providing access to other parcels or developments.
- O. Water Supply - RV Parks shall be served by a community water supply system and connections may be made to each site or one connection may serve two (2) sites. Individual water riser pipes shall be set at a vertical position and shall extend a minimum for two (2) feet above the ground surface.
- P. Sewage Disposal -RV Parks shall be served by a community sewage disposal and connections may be made to each site and shall be made to any other waste water producing facilities in the RV Park. No sewage disposal system shall be located on an individual site.
- Q. Refuse Disposal - The storage, collection and disposal of trash and refuse shall be so managed as to create no health hazards or air pollution. All trash and refuse shall be screened from public view on three sides. Containers shall be provided in sufficient number and capacity to properly store all refuse.
- R. Recreation Area - A recreation area shall be provided that is at least twenty (20) percent of the entire area of the RV Park. The recreation area shall be useable for recreational activities and free from wetlands, steep slopes and other limiting features.

This  
Page  
Intentionally  
Blank