

SPECIAL DISTRICT S-5

MOBILE HOME PARKS

A developer may establish a Mobile Home Park within any R-2 (Single Family Residential/Mobile Home) or R-4 (Single Family Home Industry) area, by any design, configuration, or location of dwelling units the developer may desire, provided that:

1. The developer complies with all the requirements of this Special District except as expressly modified under this section.
2. The minimum site size for a permanent mobile home park must be ten (10) acres.
3. The total number of mobile home units within the parcel proposed for development does not exceed the total number of units allocated under the R-5 Multi-Family Residential District regulations Section.
4. Each single family mobile home unit shall have allocated to it a lot with the minimum area of 10,000 square feet.
5. Each mobile home within such development shall comply with a minimum setback of twenty-five (25) feet from front of lot line and ten (10) feet from side of any lot line. All corners of each lot shall be marked with a concrete monument, or other permanent type marker.
6. Soils shall be suitable for urban development as shown by field inspection with reference to the standard of a detailed soil survey or DSP General Soil Atlas.
7. Potable water must be available from a system certified by DER as being safe for human use.
8. Wastewater treatment facilities must be available and certified as to safe operation prior to construction approval.
9. Alternative methods of wastewater treatment will be considered and can include (but not limited to) chemical or composting toilets and septic tanks. However, such methods shall be subject to review by the Planning and Zoning Commission and the approval of County Commission.
10. Impervious surface shall be limited to 40% of the net building area.
11. No development in the category shall be placed in the 100 year flood zone (A or V zones) or within proximity of a critical shoreline zone. All standards of the National Flood Insurance Program shall apply.
12. All development for any mobile home park shall be subject to full review Section 301.05.

13. No standard shall preclude a variance for the purpose of using alternative energy generating devices.
14. All development for a mobile home park shall contain interior roadways within each mobile home park. All such roadways shall be maintained by the developer, and shall provide each individual lot with access to and from a publicly maintained major roadway.
15. All streets and public driveways within the development shall be lighted at night with electric lamps according to plans recommended by the County Planning and Zoning Commission.
16. There shall be set aside a recreational area or areas within the subdivision which shall be suitably restricted for such use. The size of the recreational area shall be compatible with the size of the development.
17. A buffer strip may be required by the Planning and Zoning Commission if the location of the development is such that a buffer strip would be desirable.
18. Each mobile home space shall be improved with one patio of concrete, or other suitable impervious material, providing a minimum area of one hundred fifty (150) square feet, and one gravel or better home pad of equal size or greater than the dimensions of the mobile home located on the pad, but in no case less than 10 feet by 40 feet.