

ARTICLE XIII

MANUFACTURED HOME PARK RESIDENTIAL DISTRICT (MHP)

SECTION 1300 - PURPOSE OF THIS DISTRICT

The purpose of this district is to provide for properly planned manufactured home parks in which spaces are offered on a rental or lease basis only for owner-occupied manufactured homes, or in which the space and manufactured home combination are both offered to the public on a rental or lease basis only. It is the intent of this Ordinance that these districts may be located only in such areas as to not adversely affect the established residential subdivisions and residential densities in the County. Such location, however, shall have necessary public services, a healthful living environment and normal amenities associated with residential zones of the County. All areas zoned MHP shall have public sewerage.

SECTION 1301 - LAND USES PERMITTED

- A. Single-family manufactured homes (single-wide or larger) or mobile homes (as defined by this Ordinance) provided the trailer or towing tongue or wheels are removed, and the manufactured home is anchored to foundation piers or a concrete slab, not merely resting upon the foundation. Further, the manufactured home must be completely skirted. Conventionally built and modular homes, as defined by this ordinance, are also allowed.
- B. Private lakes, swimming pools, open space, and other private recreational facilities intended only for the use of the residents of the manufactured home park.
- C. Laundromat, vending machine center, and related auxiliary uses incidental to the primary manufactured home uses, provided that such structures for auxiliary uses do not constitute over 10 percent of the total site area of the manufactured home park, and further provided that they be exclusively for the use of the residents of the manufactured home park.
- D. Accessory uses and structures as defined under Article II of this Ordinance.
- E. Private streets (circulation drives).

SECTION 1302 - CONDITIONAL USES AND STRUCTURES AS PROVIDED IN SECTION 2805

The only conditional uses or structures which may be considered in MHP districts are public or quasi-public facilities and utilities in compliance with Section 402 and other regulations of this Ordinance. An example of a quasi-public building in an MHP district might involve a manufactured home park owner who wishes to allow a civic club to use a building on the same property with the manufactured home park for meetings, etc.

SECTION 1303 - SITE PLAN REQUIRED

No Land Use Permit to construct a new manufactured home park or to expand (by the addition of one or more spaces) an existing manufactured home park shall be issued until the applicant for the Land Use Permit has complied with the provisions of Sections 2807 through 2810 relative to site plan review. All new manufactured home parks established after the effective date of this Ordinance shall comply with all of the provisions herein. With regard to manufactured home parks established prior to the effective date of this Ordinance, which are expanded (by the addition of one or more spaces) after the effective date hereof, the expanded portions of such parks shall comply with all applicable provisions of this Ordinance.

(NOTE: In the unzoned portions of Lamar County, a Development Permit shall not be issued to construct a new manufactured home park or to expand (by the addition of one or more spaces) an existing manufactured home park) unless the developer has complied with the Lamar County Site Plan Review Ordinance.)

SECTION 1304 - LAND USE PERMIT REQUIRED

Prior to the connection of utilities (water, sewer, electricity) to serve any manufactured home located in a manufactured home park, the owner of the manufactured home or mobile home, or the owner (or his authorized representative) of the manufactured home park in cases where both the space and the manufactured home are leased or rented, shall apply for a Land Use Permit. All electrical wiring and plumbing connections shall be performed by qualified and licensed electricians, plumbers, and installers, as applicable.

SECTION 1305 - DIMENSIONAL REQUIREMENTS

- 1305.01 Minimum Size of Park: 5 acres.

- 1305.02 Maximum Density: The maximum density shall not exceed ten manufactured homes per gross acre.

- 1305.03 Maximum Building Height within Manufactured Home Parks: 20 feet or one story.

- 1305.04 Minimum Set-Backs for Park Perimeter: All manufactured homes shall be located at least 25 feet from any property line or any existing or proposed right-of-way line of a public street or road. This park perimeter set-back shall be a landscaped open area with no encroachments permitted, including parking lots, patios, or swimming pools, or other paved areas except for entrance/exit driveways (front yard only).
- 1305.05 Minimum Manufactured Home Space Area Within the Park: 5,000 square feet.
- 1305.06 Minimum Space Width Within the Park: 50 feet measured at the front set-back line.
- 1305.07 Required Set-Backs for Individual Manufactured Home Spaces Within the Park:
- (a) Front yard: There shall be a minimum distance of 20 feet between an individual manufactured home and the adjoining pavement of a park street, or common parking area or other common areas.
 - (b) Side yards: There shall be a minimum distance of 10 feet between all manufactured homes and the side yard lines of each manufactured home space (lot). On corner lots there shall be a minimum side yard of 20 feet on the corner side.
 - (c) Rear yards: There shall be a minimum distance of 10 feet between all manufactured homes and the rear yard lines of manufactured home space (lot).
- 1305.08 Accessory Buildings or Uses: Accessory buildings or uses shall comply with the same height and yard requirements as manufactured homes. Accessory buildings or uses shall be located a minimum distance of 10 feet away from all manufactured homes or other main buildings within the manufactured home park.

SECTION 1306 - REQUIRED LANDSCAPING ALONG ARTERIAL STREETS

See Section 404.02 of this Ordinance regarding the provision of landscaping along arterial streets upon which the manufactured home park abuts.

SECTION 1307 - PRIVATE STREETS WITHIN MANUFACTURED HOME PARKS

All manufactured home lots (spaces) shall abut upon a paved private street of not less than twenty (20) feet in width for one-way streets, and thirty (30) feet for two-way streets. All streets within the manufactured home park shall be constructed with a minimum of six inches of compacted clay gravel and shall be surfaced with asphalt or concrete. Proper maintenance of all streets within manufactured home parks shall be the responsibility of the owner or operator of the park and not Lamar County. Failure to maintain the streets in a satisfactory manner shall constitute a violation of this Ordinance.

SECTION 1308 - UTILITIES AND DRAINAGE

Utilities (electrical power, natural gas, water, and sanitary sewerage) and storm drainage shall be provided in all manufactured home parks in accordance with the requirements of the applicable codes adopted by Lamar County. The maintenance of water and sanitary sewage facilities and storm drainage facilities within manufactured home parks shall be the responsibility of the owner of the park, and not Lamar County.

SECTION 1309 - FREEDOM FROM FLOODING AND PONDING

All manufactured home parks shall be located on ground which is not susceptible to flooding and graded so as to prevent any water from ponding or accumulating on the premises.

SECTION 1310 - REFUSE COLLECTION FACILITIES

The owner, or his authorized representative, of a manufactured home park shall provide for adequate refuse collection approved by Lamar County, and shall be responsible for the cleanliness of the premises. The owner or his authorized representative shall collect refuse in the manufactured home park.

SECTION 1311 - ACCESS TO PUBLIC STREETS AND HIGHWAYS

All access points to public streets or highways shall be approved by the Board of Supervisors and/or the Mississippi Department of Transportation.

SECTION 1312 - RECREATIONAL AREA

A minimum of one (1%) of the gross land area of each manufactured home park shall be set aside as a recreational area or common open space for park residents. However, a lesser amount may be permitted for larger developments, subject to reviewed by Plan Commission and final approval by Board of Supervisors. Parking lots, driveways, front, side, and rear yards MAY NOT be included in calculating this required open space.

Such open space shall consist of land reserved exclusively for the recreational use of the residents of the manufactured home park. The required site plan (see Section 1003) shall indicate the location and area (in acres) to be so reserved or dedicated for open space or recreational facilities.

- 1312.01 Maximum Amount of Common Open Space Covered by Water: No more than fifty percent (50%) of the required amount of open space may be covered by lakes or ponds.

- 1312.02 Steep Slopes: In reviewing the site plan for a proposed manufactured home park, the Planning Commission shall determine if any land containing slopes of twelve percent (12%) or greater may be included in the required common open space. This determination shall be based upon the developer's specific proposed use of the steep slope land. The Planning Commission shall make a recommendation to the Board of Supervisors as to whether or not any steep slope land should be approved for use in meeting the requirements of this Section.

- 1312.03 Physical Improvements: Common open space shall be suitably improved for the intended use, but open space containing natural features worthy of preservation may be left unimproved if such unimproved areas are approved by the Board of Supervisors as part of the site plan review process. Open space improvements may include pedestrian or bicycle trails, tennis courts, recreational buildings and swimming pools or similar facilities.

- 1312.04 Performance Bonds: The developer may be permitted, at the discretion of the Board of Supervisors, to post with the County a performance bond of sufficient surety to insure the completion of all proposed open space improvements (where applicable). Such performance bonds must be issued by a company that is licensed and admitted to business in the State of Mississippi. The County Engineer in conjunction with the developer shall determine the amount of the performance bond after reviewing the construction plans for all improvements.

SECTION 1313 - EXTERIOR LIGHTING

Adequate street lights shall be provided by the park developer to illuminate all streets and walkways for the safe movement of vehicles and pedestrians at night.