

ARTICLE XIV

MANUFACTURED/ MOBILE HOME SUBDIVISIONS DISTRICT (MHS)

SECTION 1400 - PURPOSE OF THIS DISTRICT

The purpose of this district is to provide for properly planned manufactured/ mobile home subdivisions in which lots are offered for sale, and in which the purchaser receives fee simple title to the lot. 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 in the Lamar County. Such location, however, shall have necessary public services, a healthful living environment and normal amenities associated with other residential zones in Lamar County.

SECTION 1401 - WASTEWATER DISPOSAL IN MHS DISTRICTS

Individual manufactured/ mobile home homes existing on a lot in a subdivision zoned “MHS” on the effective date of this Zoning Ordinance shall be permitted to remain where such subdivisions do not have access to a public sewerage system or a community sewerage system. However, on and after the effective date of this Zoning Ordinance, unless the Lamar County Health Department approves the use of an individual on-site wastewater disposal system on a lot in an “MHS” district, no manufactured/ mobile home that did not exist on a lot in a “MHS” district on the effective date of this Zoning Ordinance shall be located on a lot in a “MHS” district. Furthermore, no new manufactured/ mobile home subdivisions shall be approved by the Board of Supervisors on and after the effective date of this Zoning Ordinance unless such subdivisions have access to a public sewerage system or community sewerage system.

SECTION 1402 - LAND USES PERMITTED

- A. Single-family manufactured or mobile homes.
- B. Accessory uses and structures associated with the use of the land for residential purposes.
- C. Private recreational or open space facilities.
- D. Streets constructed in compliance with the Subdivision Regulations of the Lamar County.
- E. Railroads or railroad facilities existing at the effective date of this Ordinance.

SECTION 1403 - CONDITIONAL USES AND STRUCTURES AS PROVIDED IN SECTION 2805

- A. Public or quasi-public facilities and utilities in compliance with Section 402 and other regulations of this Zoning Ordinance.
- B. Proposed new railroads or railroad facilities NOT existing at the effective date of this Ordinance

SECTION 1404 - DIMENSIONAL REQUIREMENTS

- 1404.01 Minimum Size of Subdivision: 10 acres
- 1404.02 Maximum Building Height: 20 feet.
- 1404.03 Minimum Lot Area: 10,600 square feet.
- 1404.04 Minimum Lot Width: 60 feet at the front yard setback.
- 1404.05 Minimum Yards:
 - (a) Front yard: 25 feet from any manufactured home to any right-of-way line of any public road or highway.
 - (b) Side yards: 10 feet.
 - (c) Rear yard: 20 feet.
- 1404.06 Accessory Buildings: No accessory building shall be located in the front yard or side yard of any manufactured home in this district. No accessory building shall be located in the rear yard closer to the rear property line than 10 feet, nor shall an accessory building occupy more than 25 percent of a required rear yard.

SECTION 1405 - COMPLIANCE WITH LAMAR COUNTY SUBDIVISION REGULATIONS

As with other residential subdivisions, the developers of a manufactured/ mobile home park subdivision shall comply with the Lamar County Subdivision Regulations, including preparation and submittal of subdivision plats and construction plans, and installation of all required subdivision improvements such as streets, water and sanitary sewer facilities, storm drainage facilities, etc.

SECTION 1406 - REQUIRED RESERVATION OF OPEN SPACE FOR MANUFACTURED/ MOBILE HOME (MHS) SUBDIVISIONS CONTAINING FIVE ACRES OR MORE

Where a developer proposes a Manufactured/ Mobile Home (MHS) that will ultimately contain five acres or more according to the required development plan or sketch plat, the developer shall provide common open space amounting to one percent (1%) of the total gross area of the subdivision. However, a lesser amount may be permitted for larger developments, subject to reviewed by Plan Commission and final approval by Board of Supervisors. Such common open space shall consist of land reserved exclusively for the recreational use of the residents of the Manufactured/ Mobile Home subdivision. The Development Plan shall indicate the location and area (in acres) to be so reserved for open space or recreational facilities.

1406.01 Maximum Amount of Common Open Space Covered by Water: Lakes and ponds shall not constitute 100% of the required open space.

1406.02 Steep Slopes: In reviewing the preliminary subdivision plat for a proposed mobile or manufactured (MHS), the Board of Supervisors 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 developers specific proposed use of the steep slope land. The Board of Supervisors shall decide whether or not any steep slope land should be approved for use in meeting the requirements of this Section.

1406.03 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 preliminary subdivision plat review process. All open space improvements shall be shown on the sketch subdivision plat or development plan (approximate locations and dimensions and proposed use) and the preliminary and final plats (precise locations and dimensions and proposed use). Open space improvements may include pedestrian or bicycle trails, tennis courts, recreational buildings and swimming pools or similar facilities.

1406.04 Performance Bond: Prior to the sale of any lot in a Manufactured/ Mobile Home (MHS) subdivision, 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 permitted to do 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. This performance bond can be combined with the performance bond required for street improvements if desired by the County.

1406.05 Maintenance/Liability in the Operation and Use of Common Open Space and Recreational Areas: Authority granted by the Board of Supervisors and Lamar County for the development of a Manufactured/ Mobile (MHS) subdivision shall not be construed as nor constitute an obligation on the part of Lamar County either for maintenance or liability in the operation and use of common open space and recreational facilities located in the subdivision.

At the time the final subdivision plat is submitted for the Manufactured/ Mobile Home (MHS) subdivision, the developer shall submit with his application for final plat approval a legal instrument or instruments which state that the responsibility for liability insurance, taxes, and maintenance of open space and other common facilities shall rest with the owners of the several lots or parcels of land located within the Manufactured/ Mobile Home (MHS) subdivision . In order to insure the integrity of the open space so that it will remain genuinely open, the legal instrument(s) shall specify that the open space restrictions are permanent, not just for a period of years.

1406.06 Waivers for Requirements of This Section: Where there are practical difficulties not created by the developer that would make it difficult or impossible to comply with the provisions of this Section, he/ she may apply for a waiver from the development standards specified herein. The Planning Commission shall review the application for a waiver and make a recommendation to the Board of Supervisors as to whether the waiver should or should not be approved. The Board of Supervisors shall render the final decision regarding the requested waiver.

SECTION 1407-HOMEOWNER'S ASSOCIATION REQUIRED FOR ALL MANUFACTURED/ MOBILE HOME (MHS) SUBDIVISIONS

A Homeowner's Association shall be required for ALL Manufactured/ Mobile Home (MHS) subdivisions. The Homeowner's Association shall be responsible for maintenance of all common open space and sidewalks. If the Homeowner's Association fails for any reason, the County shall have the right to assess the residents of the subdivision for all maintenance costs, and the deed (title) to all property in the subdivision shall include statements to that effect.