

ARTICLE 13

MOBILE HOME PARK DISTRICT (MP)

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SECTION 13-1 INTENT

13-101. The intent of the MP District is to provide low density mobile home park developments which are compatible with the character of the surrounding neighborhood in which they are located. Mobile home parks are residential uses and should be located in areas where services and amenities are available such as those found in residential areas comprised of site-built houses.

SECTION 13-2 PERMITTED USES

13-201. In the MP District no building land or premises shall be used and no

building or structures shall be hereafter erected or altered unless otherwise provided for in these zoning regulations, except for the following uses:

1. Mobile homes.
2. Public park and recreation areas.
3. One single-family dwelling for use of the mobile home park operator, provided that the dwelling meets all lot area and setback requirements as if it were in the R-1, Low Density Residential District.

SECTION 13-3 CONDITIONAL USES

13-301. In the MP District the following uses are allowed upon the issuance of a Conditional Use Permit in accordance with the provisions of Article 26:

1. Any public building or land used by any department of the city, county, state, or federal government.
2. Churches, synagogues and other similar places of worship.
3. Telephone exchange, electric substations, cable television, or other similar utilities.
4. Public or private schools, elementary, junior high and high schools.

SECTION 13-4 HOME OCCUPATIONS

13-401. Regulations relating to home occupations in the MP District are set out in Article 20, at Section 20-10.

SECTION 13-5 ACCESSORY USES

13-501. Regulations relating to accessory uses in the MP District are set out in Article 20, at Section 20-11.

SECTION 13-6 GENERAL REQUIREMENTS

13-601. The tract to be used for a mobile home park shall not be less than five (5) acres, unless it is an extension of an existing mobile home park.

13-602. Mobile homes shall be placed on leased spaces and not permitted to be placed on permanent foundations.

13-603. Construction shall commence within a period of one year following the approval of the governing body of the final plan and shall be completed within a period of two (2) years. If construction is not completed within two (2) years, the applicant may request an extension from the governing body.

SECTION 13-7 SPECIFIC REQUIREMENTS

13-701. *Water.* All mobile home parks shall be connected to a public water supply. Individual water service connections shall be provided at each mobile home space and the size, location and installation shall be in accordance with the applicable plumbing code.

13-702. *Sewage disposal.* All mobile home parks shall be connected to a public sewage disposal system where such public sewer is within 500 feet of the boundary of the MP District. The individual sewage connections shall be provided at each mobile home space and the size, location and installation shall be in accordance with the applicable plumbing code.

13-703. *Community buildings and grounds.* All community buildings and common grounds of the park shall be maintained in a clean, sightly condition and kept free of any condition menacing the health of any occupant of the park or the public or constituting a nuisance.

13-704. *Utilities.* Electric, telephone and cable television service lines shall be installed underground and shall be in accordance with city and county codes and utility company specifications.

13-705. *Refuse and garbage.* The park operator shall ensure that the storage, collection, and disposal of refuse in the park shall be so conducted as to create no health hazards, rodent harborage, insect breeding areas, accidents, fire hazards or air pollution. All refuse shall be stored in flytight, watertight, rodent-proof containers in racks designed so as to prevent the containers from being tipped, to minimize spillage and container deterioration and to facilitate cleaning around them. Refuse and garbage shall be removed from the park at least once a week.

13-706. *Blocking.* All mobile homes shall be blocked at a maximum of ten (10) foot centers around the perimeter of each mobile home and this blocking shall provide sixteen (16) inches by sixteen (16) inches bearing upon the stand.

13-707. *Tie-downs and ground anchors.* All mobile homes shall be secured to the ground by tie-downs and ground anchors in accordance with the Mobile Home and Recreation Vehicle Code K.S.A. 75-1211 to 75-1234, and amendments thereto.

13-708. *Skirting.* Each mobile home shall be provided with skirting on all sides and such material used as skirting shall be harmonious with the composition, color and texture of the material used in the construction of the mobile home.

SECTION 13-8 APPLICATION FOR PRELIMINARY APPROVAL

13-801. a. An applicant for a zoning for the MP District shall prepare a preliminary mobile home park plan, drawn to a scale of not less than one inch equals one hundred (100) feet, and five (5) copies of said plan shall be submitted to the Planning Commission for its review and recommendation. Said plan shall be designed in accordance with Section 13-6, General Requirements, and Section 13-7, Specific Requirements, shall have contours at two (2) foot intervals and shall conform with the following requirements:

1. The park shall be located on a well-drained site, properly graded to ensure rapid drainage and freedom from stagnant pools of water.
2. The park shall have a maximum density of eight (8) mobile homes per gross acre and space shall be provided for each mobile home consisting of a minimum of three thousand six hundred (3,600) square feet.
3. Each mobile home space shall be at least forty (40) feet wide and clearly defined.
4. Mobile homes shall be so located on each space that there shall be at least a twenty (20) foot clearance between mobile homes; provided, however, that with respect to mobile homes parked end-to-end, the end-to-end clearance shall be not less than fifteen (15) feet. No mobile home shall be located closer than twenty-five (25) feet from any building within the park or from any property line bounding the park.
5. All mobile home spaces shall front upon a private roadway of not less than twenty-seven (27) feet in width, which shall have unobstructed access to a public street. Thirty (30) feet of private roadway shall be required where parking is allowed in the roadway.
6. Walkways not less than thirty (30) inches wide shall be provided from the mobile home spaces to service, community buildings, or storm shelters.
7. All roadways and walkways within the mobile home park shall be surfaced with asphalt, concrete or asphaltic concrete and adequately lighted at night with electric lamps.
8. Paved off-roadway parking shall be provided at the rate of two (2) spaces for each mobile home space.
9. A community building may be provided which may include recreation facilities, laundry facilities, and other similar uses.
10. A recreational area shall be provided at a central location in the mobile home park at the minimum rate of two hundred (200) square feet for each

mobile home space but in no event shall an individual recreational area be less than five thousand (5,000) square feet.

11. A centrally located storm shelter shall be provided within the park. Such storm shelter shall be located underground unless engineered drawings are approved by the building official for above ground installations. Space within the shelter shall be provided at a rate determined by the Zoning Administrator to be adequate to accommodate all occupants of the park.

12. A solid or semi-solid fence or wall and a ten (10) foot landscaped buffer area shall be provided between the mobile home park and any adjoining residential zoning district. Said fence or wall shall not be less than four (4) feet high nor more than six (6) feet high and shall have a visual density of at least eighty (80) percent. The operator of the park shall be responsible for the maintenance of the fence or wall and the landscaped buffer area.

13. Each mobile home space shall be provided with a paved patio or equivalent, other than parking space, of not less than two hundred (200) square feet. No open storage of any unsightly material shall be permitted within the mobile home park.

SECTION 13-9 FINAL PLAN

13-901. Upon approval of the preliminary plan by the Planning Commission, the applicant shall prepare and submit a final plan, which shall incorporate any changes or alterations requested by the planning commission. The final plan shall be reviewed by the Planning Commission and its recommendations shall be forwarded to the appropriate governing body for review and approval. The final plan shall be filed and recorded with the Lyon County Register of Deeds as if it were a final subdivision plat.

SECTION 13-10 DEVIATION FROM FINAL PLAN

13-1001. Any substantial deviation, as determined by the Zoning Administrator, from the approved final plan shall constitute a violation of the zoning approval. Substantial changes in the approved final plan must be resubmitted to the Planning Commission for its approval prior to any installation.

SECTION 13-11 DISCONTINUANCE OF USE AS A MOBILE HOME PARK

13-1101. Whenever a mobile home park ceases to be used for such purposes for a period of twenty-four (24) consecutive months, the Planning Commission shall initiate action and hold a public hearing to rezone said property back to its former district or to a more appropriate district.

SECTION 13-12 SIGN REGULATIONS

13-1201. Sign regulations for the MP District are set out in Article 27.

SECTION 13-13 PARKING REGULATIONS

13-1301. Parking regulations for the MP District are set out in Article 22.

SECTION 13-14 VISIBLE LOT NUMBERS

10-1401. All mobile home lots shall be clearly numbered with a permanent marker placed at the front of the lot line or on the street side of the mobile home. All such numbers shall follow a consecutive numbering system for mobile homes fronting on the same roadway. All such numbers shall be clearly visible and at least two (2) inches in height. The numbering system will be designated on the final plat of the mobile home park and approved by the Planning Commission. It shall be the park operator's responsibility to ensure the numbering system is installed and maintained.