

615. **Mobile Home Park District (MHP).**

Intent. The intent of the Mobile Home Park District is to provide a sound and healthy residential environment sufficient to meet the needs of inhabitants living in mobile homes, to protect mobile home parks from encroachment by incompatible uses and to encourage the consolidation of mobile homes into mobile home parks. Any mobile home park established in Georgetown County shall henceforth comply with the regulations set forth herein.

615.1 **Permitted Uses.** Unless otherwise set forth herein, mobile home parks shall be permitted only in an officially approved Mobile Home Park District for which a Certificate of Occupancy has been issued. Uses permitted in Mobile Home Park Districts shall include mobile homes as well as other uses which may be required to serve exclusively, in the opinion of the Planning Commission and County Council, the residents of that particular Mobile Home Park District.

615.2 **Definitions.** For definitions of the terms "Mobile Home", "Mobile Home Park" and "Travel Trailer", see Article III.

615.3 **Park Plan.** A site plan shall be submitted with each Mobile Home Park rezoning request indicating the general circulation pattern, layout and size of spaces, general site dimensions, etc., to assist the Planning Commission and County Council in reaching a decision. In order to qualify for a Mobile Home Park District, a proposed park must meet the following specific requirements:

615.301 The site to be utilized for the park shall contain an area of not less than five (5) acres, and be located on a well-drained site, properly graded to insure rapid drainage and freedom from stagnant pools of water.

615.302 The site shall have a minimum lot width measured at the building line of one hundred fifty (150) feet.

615.303 The Mobile Home Park shall not contain more than seven (7) mobile home units per acre.

615.304 Each individual mobile home space shall provide a lot consisting of not less than fifty (50) feet in width, and five thousand (5,000) square feet of area and be clearly defined.

615.305 Each Mobile Home Park shall have a minimum area of twenty-five hundred (2,500) square feet of land developed as a recreational area. The area should be suitable for recreation and located for convenience and safety.

ARTICLE VI

REQUIREMENTS BY DISTRICT

- 615.306 Other requirements for Mobile Home Parks:
 - 615.3061 Minimum Front Yard: Thirty-five (35) feet from any public street, twenty (20) feet from any roadway within the Mobile Home Park;
 - 615.3062 Minimum Side Yard: Twenty (20) feet from adjoining property; ten (10) feet from any side yard within the Mobile Home Park;
 - 615.3063 Minimum Rear Yard: Twenty-five (25) feet from any property line; fifteen (15) feet from any rear yard line within the Mobile Home Park; and,
 - 615.3064 Maximum Building Height: Thirty- five (35) feet.
- 615.307 Off-street parking, loading and other requirements shall conform to the standards set forth in Article X.
- 615.308 The area proposed shall be in one ownership, or if in several ownerships the application for amendment to the Zoning Ordinance shall be filed jointly by all of the owners of the properties included in the plan.
- 615.309 A Mobile Home Park in a Mobile Home Park District must conform to the Department of Health and Environmental Control requirements and the site plan must be reviewed by the County Health Department and other appropriate agencies, which shall advise the Planning Commission of its findings in writing or by stamped approval on the plan itself prior to the Commission's making a recommendation on the proposal. The Planning Commission shall be restricted from making a favorable recommendation unless the Department of Health and Environmental Control determines that all local and State codes pertaining to health and environmental sanitation in mobile home parks have been met by the applicants.
- 615.310 Signs permitted in Mobile Home Park Districts, including the conditions under which they may be located, are set forth in Article IX.
- 615.311 A suitable site plan shall be submitted by the developers for review and approval by the Planning Commission and County Council.

Specifically, such plan shall include the following elements when applicable:

615.3111 The site plan drawn to scale by a registered civil engineer, registered landscape architect, or registered architect showing the exact dimensions of the parcel or parcels of land under consideration. The plan shall include the following elements:

- all exterior property dimensions;
- typical mobile home space dimensions;
- street systems and dimensions;
- means of ingress and egress;
- off-street parking facilities;
- open spaces, including recreational spaces together with dimensions;
- provisions of utilities; including water, sewer and drainage facilities approved by the appropriate agencies; and,
- front, side and rear yard setback dimensions as described in Section 615.306.

615.3112 A written report shall be submitted by the developers for review by the Planning Commission and approval by the County Council. The report shall give assurances that all improvements and protective devices such as buffers, waste disposal systems, etc. will be properly maintained.

615.4 Revocation of Permit. The County Council may revoke any permit to maintain and operate a Mobile Home Park where the operator has been found guilty by a court of competent jurisdiction of violating any provisions of this Ordinance. After such conviction, the permit may be reissued if the circumstances leading to the conviction have been remedied and the Park is being maintained and operated in full compliance with the law.

615.5 Posting of Certificate of Occupancy. The developer shall submit to the Zoning Administrator an approved plan before a Certificate of Occupancy may be issued.

The Certificate of Occupancy shall be conspicuously posted in the office on the premises of the Park.

- 615.6 Administrative Procedures with Regard to Mobile Home Park District. Any request pertaining to establishment of a MHP District shall be considered an amendment to the Zoning Ordinance and shall be administered and processed in accordance with the regulations set forth in Article XIV, entitled Amendments of this Ordinance. All data set forth in Section 615.311 shall be submitted to the Planning Commission and subsequently forwarded to the County Council. All information pertaining to the proposal shall be adopted as an amendment to the Zoning Ordinance, as the standards of development for the particular Mobile Home Park District.

All further development shall conform to the standards adopted for the District, regardless of any change in ownership. Any significant changes in the District shall be treated as an amendment to the Zoning Ordinance and shall be considered in accordance with procedures set forth in Article XIV of this Ordinance. Appeals based on hardship or an alleged misinterpretation of the Ordinance by the Zoning Administrator shall be processed in accordance with procedures set forth in Article XIII entitled Zoning Board of Appeals.

In any event, where it is determined by the County Council that development in the Mobile Home Park District is not in accordance with the standards adopted for that District, the County Council shall be empowered to amend the Ordinance to place parts or all of the property in the Mobile Home Park District in another zoning classification deemed by the County Council to be more appropriate.

The violation of any provision of these requirements, as submitted under the provisions provided herein, shall constitute a violation of this Ordinance.