

## ARTICLE 10

### MHP - MOBILE HOME PARK DISTRICT

#### SECTIONS:

- 10.010 Purpose and Intent
- 10.020 Permitted Uses in MHP District
- 10.030 General Requirements
- 10.040 Development Standards for Mobile Home Parks

#### 10.010 PURPOSE AND INTENT

The MHP Mobile Home Park District is established for the purpose of providing residential environments within the City for the accommodation of Mobile Homes and Modular Housing Units (as defined in Chapter 135 D Code of Iowa) within a Mobile Home Park under one ownership. It is the intent of this Zoning Regulation that the Mobile Home Park districts be located only in areas that would not adversely affect the established residential subdivisions and residential densities in the City.

#### 10.020 PERMITTED USES IN THE MHP DISTRICT

The following uses and structures and no others are permitted in the Mobile Home Park District:

1. Mobile Home Parks (as defined in Chapter 71, Code of Iowa)
2. Recreation and service facilities (e.g. club house, swimming pool, laundromat, etc.) for the occupants of a park.
3. Day care centers
4. Accessory structures such as garages, carports, greenhouses, and similar structures which are customarily used in conjunction with incidental to a principle use of structure.

#### 10.030 GENERAL REQUIREMENTS

1. Parking of trailer homes/mobile homes
  - A. Except as provided in paragraphs (B) and (C), it shall be unlawful for any person to park and reside in any trailer, trailer home, or mobile home on any street, alley, highway or other public place, or on any tract of land whether owned by the person himself or by others, within the city limits of the City.
  - B. Emergency or temporary stopping or parking, not exceeding one (1) hour at any one time, if permitted by traffic regulations and other ordinances of the City, shall be allowed.
  - C. No person shall park or occupy any mobile home or trailer home outside a duly authorized mobile home park.

- D. Within the corporate limits of the City of Corydon, a mobile home may be permitted in an approved mobile home park only.
  - E. A mobile home may be permitted by the City Council or their designated agent, after public hearing, for purposes of temporary relief from a local disaster such as fire, wind, or flood damage, provided such mobile home shall be removed from the premises within six (6) months of its original placement.
  - F. Hauling trailers, as defined herein, may be stored, rented, etc., in a District "B" or "I" inclusive. Hauling trailers, customarily towed behind passenger cars, and not exceeding eight (8) feet of box length, may also be kept or stored, on the basis of one (1) per family, in private garages, or in the side or rear yard of private homes in conformance with zoning ordinances and all other applicable codes and ordinances of the City of Corydon.
  - G. All mobile homes built in conformance with the requirements of Iowa Administrative Code, Chapter 16, Section 680, may be located within the City of Corydon, but only within an established mobile home park.
2. License Required:
- A. It shall be unlawful for any person to establish operate, maintain, or permit to be established, operated or maintained upon any property owned or controlled by him, a mobile home park or trailer home park within the city limits, without having first secured a license to do so, granted and existing in accordance with the provisions of this chapter.
  - B. The application for an annual license to operate and maintain a mobile home park shall be in writing and on such form as required by state law and by regulation of the health department. An application for an annual license shall be accompanied by the payment of the license fees as required by state law.

A copy of the application to the State Health Department shall be delivered to the Office of the City Clerk who shall in turn advise the Planning and Zoning Commission. The Planning and Zoning Commission shall recommend approval or disapproval to the City Council. The City Council shall certify that such mobile home park does or does not comply with City ordinances, codes, and other applicable regulatory measures. If the application is not so approved or certified, the applicant may, within thirty (30) days thereafter appeal from the decision of the City Council to the health department.

#### 10.040 DEVELOPMENT STANDARDS FOR MOBILE HOME PARKS

1. Size of park. Shall not be less than five (5) acres with a minimum frontage of three hundred (300) feet.
2. Access. A mobile home park shall have access to public street.
3. Gross density. Gross density of a mobile home park shall not exceed eight (8) mobile home spaces per acre, including streets sidewalks, recreation area, boat and trailer storage areas, etc.
4. Mobile home spaces. Each mobile home park shall clearly define the spaces and such spaces shall not have an area less than thirty-six hundred (3600) square feet. Spaces shall have a minimum of forty-five (45) foot frontage and eighty (80) foot depth.
5. Setbacks. Mobile homes shall be so located on each space that there shall be clearance between mobile homes; provided, however, that with respect of mobile homes parked end-to-end, the end-to-end clearance may not be less than twenty (20) feet. No mobile home shall be located closer than twenty (20) feet to any building or mobile home shall be located closer to any property line of the park abutting upon a public street or highway than twenty-five (25) feet or such other distance as may be established by ordinance or regulation as a front yard or setback requirement with respect to conventional buildings in the district in which the mobile home park is located.
6. Circulation. The interior circulation and access driveways to public streets shall be so designed as to promote the public safety.
7. Recreation space. There shall be provided one or more recreational areas that are equipped with suitable play equipment and other recreational facilities. There shall be provided at least four hundred (400) square feet of developed area per mobile home space.
8. Supervision. There shall be provided an area near the main entrance of the park as an area with suitable off-street parking for office and management use only. The licensee or permittee, or a duly authorized attendant or caretaker, shall be in charge at all times to keep the mobile home park, its facilities, and equipment in a clean, orderly, and sanitary condition. The attendant or caretaker shall be answerable, with the licensee and permittee, for the violation of any provision of this ordinance (chapter) to which the licensee or permittee is subject. Moreover, mobile home park operators shall submit to the county assessor each January 1, a list of all mobile homes on their land, including make, model, year, length and width.

9. Boat and trailer storage. Each mobile home park shall provide a screened area for the storage of boats and travel, horse, or utility trailers, with an aggregate size of at least three hundred fifty (350) square feet per trailer space.
10. Electrical supply. An underground electrical service supplying at least 120/240 volts - 100 amperes electrical service from a centrally located power supply shall be provided each mobile home space by the mobile home park operator.
11. Adequate provisions shall be made for public water supply, sanitary sewers, fire protection, and other necessary facilities to satisfy and comply with state and local codes, ordinances, specifications, and statutes. Each mobile home drain inlet shall be provided with an effective trap not less than three (3) inches in diameter for inlets designed to receive the discharge of mobile home drainage and each mobile home drain line shall be equipped with a clean out which shall be outside of the perimeter covered by the mobile home and which shall clean toward the main sewer.
12. Refuse collection. The mobile home park shall provide refuse containers to each mobile home site, in quantities adequate to permit disposal of all garbage and rubbish. The containers shall be watertight with suitable handles, 32 gallons or less in size, and not weigh over 100 pounds when full. Garbage and rubbish shall be collected and disposed of as frequently as may be necessary to insure that the garbage cans shall not overflow. Central containers set in a screened area may be allowed.
13. Facilities. Adequate provision shall be made for public water supply, sanitary sewers, fire protection, and other necessary facilities to satisfy state and local codes, ordinances, and specifications.
14. Drainage. The park shall be properly drained to insure rapid run-off and free from stagnant pools of water.
15. Natural features. The design of the park shall preserve natural features such as large trees, outcroppings, etc., when feasible.
16. Nonconforming mobile home parks. Existing mobile home parks and/or trailer home parks that do not conform with these regulations and special conditions shall be considered as nonconforming and shall be allowed to continue operation. However, no nonconforming mobile home park shall be expanded, enlarged, or extended in any way. If a nonconforming mobile home park is discontinued or its normal operation stopped for more than twelve (12) months, the use of the land shall thereafter conform to a use permitted in the zone in which it is located.

17. Management. Each mobile home park shall be operated in a sanitary, orderly, and efficient manner, and shall maintain a neat appearance at all times. No damage or deteriorated mobile homes shall be permitted to remain, and suitable and effective rules for regulating the outside storage of equipment, the removal of wheels and installation of skirting, the collection of trash and garbage, and the attachment of appurtenances to the mobile homes shall be continually enforced. All drives, playground areas and equipment, lawn and trees, and any recreation or accessory buildings shall be maintained at a level at least equal to the average residential neighborhood in the City. All portions of the mobile home park shall be open and accessible to fire, police, and other emergency and protective vehicles and personnel, including city, county and state inspectors.