

CHAPTER 3 DISTRICTS AND REGULATIONS
ARTICLE 1319 SPECIAL USE DISTRICTS

1319.3 MOBILE HOME PARK

1319.3.1 INTENT

In additional to other factory built homes, mobile homes are recognized form of affordable housing. The Mobile Home Park (MHP) is coded to allow for the placement of mobile homes in specific locations designated for such use on the City's land use map. The minimum development size for a MHP after the enactment of this ordinance shall be eight (8), three thousand square foot, mobile home spaces.

1319.3.2 USES PERMITTED BY RIGHT; USES PERMITTED WITH CONDITIONS; CONDITIONAL USES (See Chapter 3, Article 1331)

Uses Permitted by Right

Mobile Homes
Essential Services, Class 1 & 2
Home Occupations

Uses Permitted with Conditions

Reserved

Conditional Use

Mobile Home Parks that provide spaces for more than 24 mobile homes

1319.3.3 LOT DIMEINSONS

Each mobile home space shall be comprised of a minimum of three thousand (3,000) square feet.

1319.3.4 LIMITATION ON NUMBER OF SPACES

A minimum of eight mobile home spaces shall be available
A maximum of 24 mobile home spaces shall be available unless a greater number is approved by the Planning Commission as a conditional use.

1319.3.5 GENERAL PROVISIONS

(A) No mobile home or accessory building shall be located within twenty feet of another mobile home or within twenty feet of a private road/street within the park;

(B) No mobile home or accessory building shall be located within twenty feet of a park boundary line or a public right of way;

(C) At least two paved off-street parking spaces are available on each mobile home space;

(D) A **TYPE A (Opaque Screen/Buffer)** s(See Chapter 3, Article 1345 Landscaping Requirements) shall be provided around the perimeter of the mobile home park;

(E) All private mobile home park roadways are paved with a permanent all weather surface, such as concrete or asphalt or other material approved by the Planning Department and shall be constructed in compliance with the West Virginia Division of Highway's Standards for Highway Construction and maintained by the owner of the mobile home park;

(F) The mobile home park owner shall assume responsibility for all refuse collection;

(G) Illumination for internal streets shall be provided and maintained by the owner of the mobile home park;

(H) Each mobile home must be tied down and have underpinning in accordance with applicable building code;

(I) Two hundred square feet of common recreation area shall be provided for each mobile home space. No portion of the minimum lot requirement shall constitute be used to satisfy any portion of this requirement.

(J) Fire protection facilities and water supply for fire protection shall be provided to the satisfaction of the Fire Chief.

(K) Accessory storage buildings and other similar structures shall be set or constructed in the rear or side yard only;

(L). Satellite dishes may not exceed 2 feet in diameter.

(M). Front yard fences shall not exceed 4 ft in height and shall be constructed of split rail, wooden picket, properly screened chain link, or other material as determined by the building inspector which will not present or create a solid visual obstruction. Side and rear yard fences shall not exceed 4 feet in height. Fences shall be constructed such that the finished (sheathed) side is oriented towards adjoining lots, streets, or the public right-of-way.

(N). Mailboxes, newspaper boxes, walls, fences, birdhouses, flagpoles, and pump covers may be placed in any yard. Notwithstanding any other provisions of this section to the contrary, doghouses and dog related structures shall be placed in rear or side yards only.

(O). Trash containers and mechanical equipment shall be located in the side or rear yard.

(P). Mobile Home Parks with more than 16 lots shall have at least two (2) entrances.

(Q). Individual homes shall be placed upon separately platted lots.

1319.3.6 HEIGHT

Principal structure: Maximum Height one story

Accessory structures: Maximum Height cannot exceed principal structure.