

CHAPTER 805

ZONING ORDINANCE: MANUFACTURED HOME PARKS

805-1. Purpose

The purpose of this chapter is to encourage the development of safe, well-planned manufactured home parks in the County Jurisdictional Area to the end of increasing quality housing opportunities for all citizens of Monroe County, Indiana.

805-2. PUD Requirement

Manufactured home parks may be located in Low Density, Medium Density, High Density, and Urban Residential Districts as Planned Unit Developments, in accordance with the standards, requirements and procedures prescribed in this chapter and in Chapter 811 of the Zoning Ordinance.

805-3. Design Standards and Requirements

In considering the development plans for proposed manufactured home parks, the Commission shall insure compliance with the following design standards and requirements:

- (A) The minimum area of a manufactured home park shall be five (5) acres.
- (B) The manufactured home park shall be located on a well-drained site that is properly graded to insure rapid drainage and that is free from stagnant pools of water. The Commission may, as part of its approval of a development plan, impose drainage/erosion control remediations as recommended by the Drainage Board or by the County Engineer, such as curbs, gutters, catch basins or such other artificial enhancements. The surface drainage remediations that are approved or required by the Commission shall be installed and maintained by the developer or its successors in interest.
- (C) A manufactured home park shall be screened continuously along all park boundary lines in accordance with the bufferyard requirements of Chapter 830. A minimum Type A bufferyard shall be provided between a manufactured home park and an adjoining medium intensity use where such a condition occurs.
- (D) Each park shall provide a recreational area or areas equal in size to at least eight percent (8%) of the area of the park. Streets, parking areas, drainage facilities and park service facility areas shall not be included in the required recreational area.
- (E) Coin-operated laundries, laundry and dry-cleaning pickup stations and other commercial convenience establishments may be permitted in manufactured home parks provided:
 - (1) they are subordinate to the residential character of the park;
 - (2) they are located, designed and intended to serve only the needs of persons living in the park;
 - (3) the establishments and parking areas related to their use shall not occupy more than ten percent of the total park area;

- (4) the establishments shall present no visible evidence of their commercial nature to areas outside the park.
- (F) Each park shall provide either one (1) central waterproof structure available to all manufactured home site residents or a single waterproof structure for each manufactured home site, suitable for storage of goods and the usual effects of persons occupying the park.
- (G) All exterior park lights shall be located and shielded so as to prevent direct illumination of any areas outside of the park exceeding .01 foot candle.
- (H) Manufactured home sites shall be a minimum of four thousand (4,000) square feet in area and in no case shall a manufactured home park exceed a density of seven (7) units per gross acre.
- (I) Each manufactured home site shall have a minimum width of forty (40) feet.
- (J) The minimum distance between a manufactured home and another manufactured home or structure shall be twenty (20) feet.
- (K) Each manufactured home site shall be provided with structural supports that comply with the manufacturer's installation instructions or with the Indiana One and Two Family Dwelling Code.
- (L) Manufactured homes may not be located less than forty (40) feet from any manufactured home park boundary line. In the event that a manufactured home park shall abut a public street or highway, the front yard setbacks applicable to conventional housing in the district shall apply.
- (M) Foundation skirting shall be required around each manufactured home completely enclosing the undercarriage.
- (N) Each manufactured home site shall be provided with two (2) parking spaces adjacent thereto, which parking spaces shall have unobstructed access to a manufactured home park street.
- (O) Common walks at least four (4) feet in width shall be provided around all recreational and service facility areas. No walk required herein shall be used as a drainage way. All manufactured home stands shall be connected to common walks, to paved streets, or to paved driveways or parking spaces connecting to a paved street. Such individual walks shall have a minimum width of three (3) feet.
- (P) Street design and construction within the park shall be in accordance with the current street design and construction standards specified in the Monroe County Subdivision Control Ordinance.
- (Q) No individual manufactured home within a manufactured home park shall have direct vehicular access to any public street adjacent to the park. All access shall be from an improved street or driveway within the park.
- (R) All entrances to manufactured home parks shall be constructed in an attractive manner. The name of the park and park streets shall be adequately designated in a pleasing manner. The Commission shall approve the name of the park as well as the names of park streets according to the criteria for approving subdivision names

and streets set forth in the Monroe County Subdivision Control Ordinance. Near the entrance of each park, facilities shall be provided for the receipt of mail for the park's residents.

805-4.

Limitations

- (A) All manufactured homes located in a manufactured home park shall only be used for residential purposes, except that home occupations may be allowed.
- (B) No manufactured home site shall be rented in any manufactured home park except for periods of thirty (30) days or longer.

[end of chapter]