

MH- MOBILE HOME PARK

§ 153.021 (F) The MH district is established to provide for mobile home parks with exclusive occupancy by mobile homes as residences.

USES: PERMITTED*

*All uses not found on this list will require a Variance hearing in front of the Board of Zoning Appeals. Applications at the Plan Department.

Mobile home park
Postal station
Private swimming pools
Public park or recreational facilities
Signs
Transmission lines for gas, oil, electricity, utilities

USES: SPECIAL EXCEPTIONS*

*Will require BZA hearing

Contractors temp bldg.
Day care center & home day nursery
Lake, artificial or 3+ acres
Public or commercial sanitary landfill or garbage disposal plant
Railroads/R.O.W. & necessary uses

Other uses - SIC Div. E

§ 153.065: SIGNAGE REGULATIONS*

*All new, refaced, and temporary signs require a permit from the Advisory Plan Department.

- Name plates shall not exceed 2 square feet in area and display only the following:

1. Name of the premises upon which it is displayed; and
2. Name of the owner or lessee of said premises; and
3. Address of said premises.

-Advertising structures (billboards) are not permitted.

PARKING SPACES REQUIRED: BY USE*

*All parking lots must be buffered from residential uses by 6' tall landscaping or fence.

Agricultural Uses (SIC 01/02/07/08/09)
Not Applicable

Amusement & Recreation Uses (SIC 78/79)
Not Applicable

Industrial Uses (SIC 10/12/13-17/20-39/9050/51/59/61)
Not Applicable

Institutional Uses (SIC 43/805/806/82)
1 per 2 of avg. #of employees/customers/users on site at one time

Large Product Retail & Services (SIC 52/55/5712/5722) Not Applicable

Nonclassified Uses (SIC 99)
As determined by BZA

Office & Business Services (SIC 60-65/67/73/80/81/83/86/87)
Not Applicable

Residential Uses (SIC 99)
2 spaces per mobile home & 1 per 2 employees

Retail & Service Uses (SIC 53/54/56-59/70/72/75/76/89)
Not Applicable

Transportation & Utility Uses (SIC 40-42/44-49)
1 per 2 of avg. #of employees/customers/users on site at one time

Multiple Purpose/ Multiple Unit leased commercial complexes with variable office, industrial, retail uses & space open to the public
Not Applicable

Average Parking Space: 9'x18' OR 10'x20'

MH- MOBILE HOME PARK

§ 153.046:

MOBILE HOME PARK STANDARDS

-No mobile home may be established, erected or changed so that its ground floor area is less than 500 square feet.

-No main building or structure may be erected or changed so as to have a height greater than 30 feet.

-Mobile home park requirements:

--Mobile home parks in incorporated areas must be a minimum of 5 acres, with each lot a minimum of 5,000 sq.ft.

--The minimum distance between mobile home stands on opposite sides of park drive shall be 60 feet.

--The minimum distance between a mobile home stand and a park drive pavement, a common parking area, a common walk, or other common area shall be eight feet.

--The minimum distance between a mobile home stand and the park boundary when:

1. Adjoining residential land use or a local or collector shall be 15 feet;
2. Adjoining land use is other than local or an arterial street shall be 30 feet.

Mobile home park drives:

--Park access drives shall be privately owned and provided on the site where necessary to furnish principal traffic ways for convenient access to the mobile home stands and other important facilities on the property.

--The drive system shall provide convenient circulation by means of minor drive and properly located collector ways. Closed ends of dead ends shall be provided with adequate paved vehicular turning or backing space. A turning circle shall be at least 80 feet in diameter.

--Pavements shall be of adequate widths to

accommodate the contemplated parking and traffic load in accordance with the type of drive with ten feet minimum moving lanes for collectors, nine feet minimum moving lanes for minors, seven feet minimum lane for parallel guest parking and two feet additional width for pedestrian use where an adjacent sidewalk is not provided.

1. All entrance drives and other collectors with guest parking on both sides: 36 feet minimum.
2. Collectors with no parking: 22 feet min.
3. Minor or cul-de-sac with no parking: 20 feet minimum.
4. One-way minors with no parking (acceptable only if less than 500 feet in total length and serving fewer than 25 mobile home stands): 11 feet minimum.
5. Each of the above may be reduced by two feet if an adjacent sidewalk is provided.

--Drives shall be adapted to the topography and shall have suitable alignment and gradient for safety of traffic, satisfactory surface and ground water drainage, and proper functioning of sanitary and storm sewer systems.

--Drive intersections shall generally be right angles. Offsets at intersections and intersections of more than two drives at point shall be avoided.

--Drive improvements shall extend continuously from the existing improved public street system to provide suitable access to the mobile home stands and other important facilities of the property, to provide adequate connections to existing or future streets at the boundaries of the property and to provide convenient circulation for vehicles.

--Pavements and surfacing other than cement

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§ 153.046: MOBILE HOME PARK STANDARDS

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concrete shall be protected at the edges by curbs, gutters or other suitable edging where necessary to prevent raveling or the wearing surface and shifting of the pavement base.

--Pavements bases shall be well drained, uniformly graded, and compacted.

--Flexible pavements:

1. Base: as required by minimum standards set forth by City Engineer;

2. Wearing surface: bituminous concrete, minimum one and one-half inches thick compacted practical density, or a double seal coat in accordance with Indiana State Highway Commission.

--Rigid pavements: Portland cement concrete, minimum six inches on a prepared subgrade constructed in accordance with the minimum standards set forth in Title III of the Comprehensive Plan.

Mobile home park driveways:

--Driveways shall be provided on the site where necessary for convenient access to service entrances of building, to delivery and collection points for refuse and other material, and elsewhere as needed.

--Driveway serving a single facility or single mobile home lot, minimum eight feet; where used as walk, minimum ten feet.

Walks:

--Individual walks: to each mobile home stand from a paved drive, driveway, or parking space connecting to a drive.

--Common walks: in locations where pedestrian traffic is concentrated; for example, at the park

entrance, and to the park office and other important facilities. Common walks should preferably be though interior area removed from the vicinity of public streets.

--Width shall generally be at least one and one-half feet for walks on individual lots and three feet for common walks.

--Pavement: same as for streets.

Laundry facilities:

--Laundry facilities shall be provided either individually in each mobile home and its space, in a centralized common facility, in decentralized common facilities, or in a combination of these to suit local preference and the availability of washer and dryers supplied in current mobile home models.

--Where centralized provisions of washers, dryers, or common drying areas are required they shall be located convenient to the mobile home spaces.

Recreation facilities:

--Recreation areas and facilities (examples include play grounds, swimming pools, and community buildings) shall be provided to meet the anticipated needs of the clientele the park is designed to serve. Provision of separate adult and tot lot recreation areas is encouraged.

--Not less than one-half acre per 25 units shall be devoted to designed and developed recreational facilities, generally provided in a central location or in the larger parks, decentralized.

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Screen planting and fences:

--A tight screen planting six feet in width and height, effective during all seasons of the year, shall be placed adjacent to the boundary of the mobile home park, maintaining same in original or better condition.

--A wire mesh fence four feet high shall be placed at the boundary line of the mobile home park.

--Fences or free standing walls shall be installed where necessary for screening purposes, such as around laundry yards, refuse collection points, and play grounds.

--All fences and walls shall be located at least 18 feet from interior drive center lines and at least 18 inches from the pavement edges of drives, driveways, parking spaces and walks.

--Fences and walls shall be appropriately designed for the function intended and shall be substantially constructed to withstand conditions of soil, weather & use.

Community facilities:

--Essential community facilities and services for the type of mobile home parked under construction, such as schools, recreation areas, police and fire protection shall be reasonably accessible to the park or provisions shall be made assuring these facilities and services.

Sanitary facilities:

--The mobile home park shall be provided with a complete sanitary sewer system, which shall connect with an existing approved sanitary sewer outlet or shall be provided with a separate treatment plant, to be provided by the developer in accordance with the minimum requirements of the State Board of Health and/or the Stream Pollution Control Board. Upon the completion of the sanitary sewer installation, the plans for such system as built shall be filed with the Plan Commission.

§ 153.045: MOBILE HOME STANDARDS

-No mobile home may be occupied in the City, unless otherwise provided in this section.

-Mobile homes not being used for a residential purpose may not be stored on any parcel in a residential district, but may be stored in a GB, I2 or I3 zone.

-Nonresidential occupancy: mobile homes, trailers or vans may be utilized as contractor's offices, watchman's shelters, or tool or equipment storage only on the site and only during the period of construction of improvement projects.

-Permanent occupancy: No mobile homes may be occupied within City limits, except in designated Mobile Home Parks and when used as temporary structures (up to one year).

-Temporary occupancy: A permit may be issued for the temporary occupancy of a mobile home for a period of not more than one year, which may be renewed for a like period, only once, provided that the mobile home:

1. is to be located on property on which a permanent residence is intended to be built within one year; and
2. is served with the same water supply and sewage facilities that are intended to serve the permanent residence; and
3. shall remain on its wheels and not to be placed on a permanent foundation; tie-downs shall be installed as per manufacturer's recommendations; and
4. occupancy is restricted to property owner(s) who intend to construct or have constructed a permanent residence.