

## SECTION 9

### MOBILE HOME DISTRICT (MH)

9.1 Use Regulations. All buildings and land within an MH district shall be limited to the following uses:

9.1.1 Mobile homes.

9.1.2 Accessory buildings customarily incidental and subordinate to the use of mobile homes; buildings housing such facilities as laundromats, nurseries, etc., only when such facilities are intended for the use of persons residing within the district.

9.2 Design Standards.

9.2.1 A mobile home district shall be no less than three (3) acres in total area.

9.2.2 Each mobile home space shall have a width of at least forty (40) feet.

9.2.3 Each mobile home space shall abut a driveway within the park. Said driveways shall be graded and surfaced with not less than four (4) inches of crushed stone or other suitable material on a well compacted subbase to a continuous width of twenty-five (25) feet, exclusive of required parking spaces.

9.2.4 Two (2) off-driveway parking spaces with not less than four (4) inches of crushed stone or other suitable material on a well compacted subbase shall be provided for each mobile home space. Required parking spaces may be included within the three thousand five hundred (3,500) square feet required for each mobile home space.

9.2.5 No mobile homes or other structure within a mobile home park shall be closer to each other than twenty-six (26) feet, except that storage or other auxiliary structures for the exclusive use of the mobile home may be no closer to another mobile home than twenty (20) feet.

9.2.6 No mobile home shall be located closer than thirty (30) feet of the exterior boundary of the park or a bounding street right-of-way. Buildings used for laundry or recreation purposes

shall be located no closer than forty (40) feet to the exterior boundary or the right-of-way of a bounding street.

- 9.2.7 The mobile home park district and all occupied units located in it must be connected to public water and sewerage systems approved by the County and/or State Department of Health.
- 9.2.8 Plans clearly indicating the developers intention to comply with the provisions of this section shall be submitted to and approved by the Planning Commission. Such plans must be drawn to a scale of not less than one inch equals fifty feet (1" = 50') by a registered engineer, professional land use planner, or registered land surveyor. Such plans must show the area to be used for the proposed mobile home park district; the ownership and use of neighboring properties; all proposed entrances, exits, driveways, walkways, and off-street parking spaces; the location of mobile home spaces, recreation areas and service buildings; the location of sanitary conveniences including toilets, laundries, and refuse receptacles; the proposed plan of water supply, sewage disposal and electric lighting. The Planning Commission shall have the authority to impose such reasonable conditions and safeguards on the proposed development as it deems necessary for the protection of adjoining properties and the public interest.
- 9.2.9 A densely planted buffer strip, consisting of trees, shrubs, and other plantings at least five (5) feet in height, shall be provided along all rear and side property lines of the park. A five (5) foot solid fence may be substituted.
- 9.2.10 Each mobile home stand shall provide support and anchoring equipment to meet requirements set forth in the American National Standards Institute Code, identified as ANSI A119.1, 1972, relating to mobile homes, and ANSI A119.2, 1972, relating to recreational vehicles (Missouri House Bill No. 98, 77th General Assembly).
- 9.2.11 Any expansion of mobile home parks in existence on the effective date of this Ordinance shall comply with the provisions of this section.

9.2.12 Minimum lot areas for mobile homes shall conform to the following standards:

<u>Length of Mobile Home Unit</u>	<u>Minimum Lot Area</u>
Up to 60 feet	3,500 square feet
Over 60 feet	4,000 square feet