

## **ARTICLE 6**

### **MOBILE HOME PARKS, RECREATIONAL VEHICLE PARKS, MOBILE HOME SUBDIVISIONS**

(rev. 10/16/2007 unless otherwise noted)

#### **6.01 MOBILE HOME PARKS AND RECREAITONAL VEHICLE PARKS**

#### **6.02 MHS-1: MOBILE HOME SUBDIVISION (LARGE LOT)**

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#### **6.01 MOBILE HOME PARKS AND RECREATIONAL VEHICLE PARKS**

The following regulations, except as noted, shall apply to two separate categories of zoning: (1) Mobile Home Parks, and (2) Recreational Vehicle Parks.

##### **6.0101 Building Permit**

No person shall engage in the construction of a park for the accommodation of mobile homes or recreational vehicles, or make any addition or alteration to any park so as to alter the number of lots therein, or affect the facilities required therein, until he has first secured a building permit for such addition, alteration or construction.

##### **6.0102 Physical Separation between Recreational Vehicles and Mobile Homes**

When a mobile home park is to be operated in conjunction with a park accommodating recreation vehicles, that portion of the park to be used for recreational vehicles shall be physically distinct from the mobile home park.

##### **6.0103 Certificate of Occupancy**

No person shall operate a park for the accommodation of mobile homes or recreational vehicles until securing a Certificate of Zoning Compliance from the Zoning Official and a Certificate of Occupancy from the Building Official.

##### **6.0104 Deviations from Plans**

At any time deviation from the approved plans exist which, in the judgment of the Zoning Official are not in conformity with these regulations or an approved plan, the Zoning Official shall notify the owner of record of the park to correct such deficiency within thirty (30) days of such notice. In the event such deficiency is not corrected in the time specified, the Zoning Official shall notify the City Council of all pertinent facts in writing. Upon review of such facts, the City Council may revoke the Certificate of Zoning Compliance and the Certificate of Occupancy, and order the park vacated of all units until such deviations are corrected.

## **6.0105 Procedure for Application for Permits and Certificates of Occupancy**

### **6.010501 Procedure**

Application for approval shall be in substantial conformity to the requirements of Article 10, Architectural Standards and Restrictions, Zoning Ordinance (#172), except that the Planning Commission will also conduct a public hearing pursuant to Article 12.08, Planning Commission Public Hearing and Notice, and submit a recommendation to the City Council. The City Council will conduct a public hearing pursuant to Article 12.09, Council Public Hearing and Notice.

### **6.010502 Certificate of Occupancy**

The Certificate of Occupancy shall not be issued for any portion of a partially developed park unless the owner or developer of such property has posted with the City a performance bond, satisfactory to the City Attorney, guaranteeing completion of development within two (2) years of the date of the Certificate of Occupancy. A Certificate of Occupancy shall not be issued until the owner or developer of such park has paid the annual business license fee to the City.

## **6.0106 Site Standards**

### **6.010601 Lots**

Lots within a Mobile Home Park may be leased or rented. Lots that are proposed to be sold must be filed as a Mobile Home Subdivision plat in accordance with this Ordinance and the Subdivision Regulations for the City of Orange Beach. Spaces in a Recreational Vehicle Park may only be rented.

### **6.010602 Minimum Area**

The minimum area for any mobile home or recreational vehicle park is three (3) acres.

### **6.010603 Maximum Density**

The maximum density shall not exceed five (5) mobile home sites per acre, or ten (10) recreational vehicle sites per acre.

### **6.010604 Access**

Access (ingress/egress) shall be controlled through review of plans submitted to the Building Official, but must be directly to a County, State, or Federal roadway. No entrance or exit to a mobile home park, RV park or mobile home park shall be through a district of more restrictive zoning classification.

**6.010605 Utilities Service**

The entire developed area shall be adequately served by public water and sanitary sewer facilities meeting all requirements of the water provider, the Baldwin County Health Department and the City of Orange Beach.

**6.010606 Interior Roadways**

All mobile home or recreational vehicle sites shall abut upon a roadway not less than twenty-four (24) feet in width. All internal roadways shall be all weather surfaced, well-marked, and lighted by the park owner in a manner consistent with standards established by the City of Orange Beach. Such roadways will be owned and maintained by the park owner.

**6.010607 Interior Park and Recreational Areas**

Each mobile home park shall be provided with a park and recreational area having a minimum area of one hundred (100) square feet per mobile home space. Such areas can be consolidated into one (1) or more usable areas.

**6.010608 Operational Headquarters**

Management headquarters, recreation facilities, toilets, showers, laundry facilities and other uses and structures customarily incidental to the operations of a park shall not occupy more than ten percent (10%) of the park area, and shall be restricted in their use to occupants of the park.

**6.0107 Mobile Home Space Standards**

**6.010701 Minimum Space Dimensions**

Each mobile home space shall have an area of not less than four thousand (4,000) square feet, and the average width of all spaces shall not be less than forty (40) feet.

**6.010702 Clearance**

Mobile homes shall be so located on each space that there shall be at least a twenty (20) foot clearance between mobile homes.

**6.010703 Setbacks**

Minimum front, side and rear yard setbacks shall be as follows.

Front	Fifteen (15) feet
Side	Ten (10) feet
Rear	Ten (10) feet

#### **6.010704 Landscaping**

All required yards shall be permanently landscaped and maintained with ground cover, trees and shrubs.

#### **6.010705 Required Off-Street Parking Spaces**

Each mobile home space shall be provided with two (2), nine (9) foot by twenty (20) foot off-street parking spaces.

#### **6.0108 Responsibilities of Park Owner for Tie Downs and Anchors**

It shall be unlawful for any person to place, maintain or occupy any mobile home unless such mobile home is equipped with tie downs and anchors meeting or exceeding standards of the City's Building Code. Owners of mobile home parks shall notify the Building Official of the placement of any mobile home on his property. The park owner shall also notify the Building Official of the existence of any mobile home in his park which by visual inspection appears not to comply with the tie down and anchor standards of the City's Building Code. Such notification shall be written and shall contain a statement of the nature of the possible violation, the location of the mobile home, and the name and address of the mobile home owner. It shall be the responsibility of the owner of the mobile home park to give written notice to the owners of all mobile homes within such mobile home park of the requirements of this Section.

### **6.02 MHS 1: MOBILE HOME SUBDIVISIONS (LARGE LOT)**

#### **6.0201 Uses Permitted by Right and Conditions**

- a. Mobile home located on individual lots used for residential purposes only.
- b. Accessory buildings and structures conforming to the requirements of this section.
- c. Homes approved by HUD under Title VI of Publication 93-385, USC 5401.

#### **6.0202 Subdivision Size, Density, Lot, Width**

- a. Minimum Site Size: Five (5) acres
- b. Maximum Density: Eight (8) lots per net residential acre exclusive of streets, sidewalks and open space
- c. Minimum street frontage and property setbacks:

Minimum lot frontage at public rights of way: Seventy-five (75) feet

Minimum lot depth: One hundred twenty-five (125) feet

Minimum lot size: Nine thousand three hundred seventy-five (9,375) square feet

Minimum front setback: Thirty (30) feet

Minimum side setback: Ten (10) feet

Minimum rear setback: Twenty (20) feet

### **6.0203 General Development and Service Requirements**

- a. Water, sewage, garbage and trash disposal shall meet standards set forth by the Baldwin County Health Department and City Ordinances.
- b. The mobile home area and the mobile homes and other structures therein shall meet all local and state standards pertaining to fire regulations, electrical, plumbing and any other local codes.
- c. All lots shall have access to roads or streets for motor traffic which shall have a minimum right-of-way of sixty (60) feet with a minimum twenty-four (24) feet of paved surface with curbs and gutter provided.
- d. Before the approval of a subdivision plat, the developer shall present a street lighting plan which must be implemented by the developer before a Certificate of Occupancy can be issued.
- e. A recreational area or areas shall be provided within the subdivision which shall be suitably designed and restricted for such use. The size of the recreational area shall be compatible with the size of the subdivision and shall be subject to the approval of the Planning Commission.
- f. A buffer strip shall be required in accordance with the Subdivision Regulations.

### **6.0204 Individual Lot and Structure Requirements**

- a. Each mobile home lot shall have a minimum area of nine thousand three hundred seventy-five (9,375) square feet and have width measured at right angle to the side line of not less than seventy-five (75) for irregular shaped lots, provided that no lot shall have less frontage on its access street than required for a driveway allowing maneuverability of the home onto the lot. All corners of each lot shall be marked with iron pipe, or other permanent type marker.
- b. Mobile homes shall be located on lots with a minimum setback from access street of thirty (30) feet, and ten (10) feet from each side lot line, and a rear yard of twenty (20) feet.
- c. Each mobile home shall be provided with a permanent foundation.
- d. Permanent structures located within any mobile home lot shall be used for storage purposes only, and shall have a maximum area of two hundred forty (240) square feet and shall be located not less than six (6) feet from any mobile home, nor closer to any lot lines than ten (10) feet.
- e. No permanent additions of any kind shall be built onto, or become a part of any mobile home; provided, however, that this provision shall not be construed to prohibit the addition to the mobile home of a patio cover or carport cover if same is not permanently attached to the ground. Such patio covers or carport covers shall be

similar in appearance and design to the mobile home, nor shall this provision be construed to prohibit tie downs, which are required.

- f. Two (2) off-street parking spaces for each mobile home lot shall be provided.
- g. All mobile homes shall be secured by tie downs for protection from wind damage to units and adjacent property, in accordance with local codes.
- h. A pitched roof of three (3) in twelve (12) or fourteen (14) degrees or greater.

#### **6.0205 Application Procedures for Mobile Home Subdivision Projects**

- a. The developer proposing a mobile home subdivision development shall complete an application form requesting review and approval of the project by the Planning Commission in accordance with the Subdivision Regulations of the City of Orange Beach, Alabama.
- b. All applications for the proposed development shall be submitted to the Planning Commission via the Department of Community Development.

#### **6.0206 Conflict with Other Regulations**

The standards set out in this Article VI are the minimum requirements for the development of a Mobile Home Park or Recreational Vehicle Park. Whenever the provisions of any other statute or Ordinance require more restrictive standards than are required by this Ordinance, the provisions of such statute or Ordinance shall govern. The standards as set out in this article shall not control planned unit developments in Article VII. (rev. 10/16/2007)