

# ARTICLE 21: MOBILE HOME PARKS

## Section

- 21:1 Purpose
  - 21:2 Jurisdiction
  - 21:3 Definitions
  - 21:4 Application of Regulations
  - 21:5 Conditional Use Review
  - 21:6 Zoning Permit
  - 21:7 Site Plan
  - 21:8 Enforcement
  - 21:9 Adherence to Existing Regulations and Guidelines
  - 21:10 Driveways
  - 21:11 Densities and Design Standards
  - 21:12 Mobile Home Spaces
  - 21:13 Spacing
  - 21:14 Parking
  - 21:15 Operational Requirements
  - 21:16 Buffering Restrictions
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### **§ 21:1 PURPOSE**

The purpose of this Article is to address the unique needs of Mobile Home Parks, in order that they may be considered a safe and healthy residential option to the residents of Jasper County.

### **§ 21:2 JURISDICTION**

The regulations set forth herein shall apply to any property located within the jurisdiction of this Ordinance that is now or is proposed to be developed as a Mobile Home Park.

### § 21:3 DEFINITIONS

**Mobile Homes:** are transportable dwellings intended for permanent residential occupancy. They may be contained in either one unit or multiple units designed to be joined together into one integral unit, arrive at a site complete and ready for occupancy except for minor and incidental assembly operations, and are constructed so that they may be used without a permanent foundation. This activity shall not include modular residential construction, as defined within the South Carolina Modular Buildings Construction Act of 1976. Modular residential construction shall be included in the Residential Detached or Residential Attached activity types, as appropriate.

**Mobile Home Parks (Limited):** Three or more mobile homes, exclusive of a mobile home occupied by the property owner that are operated as a single entity and located within the vicinity of one another. The park may be located on a single parcel, or multiple parcels in the same or different ownership. The minimum size of an individual mobile home space in this type of development is 20,000 square feet.

### § 21:4 APPLICATION OF REGULATIONS

Upon the effective date of these regulations, Mobile Home Parks can be developed or expanded only in accordance with the applicable restrictions contained herein. Legally nonconforming Mobile Home Parks are subject to the provisions found in Article 9:3.10.

### § 21:5 CONDITIONAL USE REVIEW

1. A request for a permit for a mobile home park will require approval from the DSR. The bases for such approval is a demonstration by the applicant that the owner/operator can operate the mobile home park in a manner that addresses the unique conditions that are created by rental habitation. It will be the responsibility of the applicant to make evident to the Board that the following criteria can be met.:
  - a. As demonstration that the day-to-day operations of the mobile home park addresses the unique conditions of a rental community, the applicant must demonstrate the ability to effectively manage the park;
  - b. As demonstration that the mobile home park community will be harmonious with the surrounding properties, the appropriate Buffering Restrictions, General Requirements and Performance Standards will be provided, if applicable; and
  - c. As assistance to the traveling public and public safety response agencies, adequate identification of the mobile home park will be provided.

2. For the DSR to rule on a mobile home park conditional use request based on these criteria, the following information must be submitted for consideration with the application:
  - a. One way to demonstrate the ability to manage the park is to submit a management plan. Such a plan could address such things as group gatherings, parking, care and control of household animals, traffic controls, disposal of household and other waste, grounds keeping, and mobile home maintenance.
  - b. A detailed site plan showing the buffering restrictions, parking, driveways, spacing and density shall be required, drawn in accordance with the LDR; and
  - c. A plan for mobile home park identification signage and identification of the individual mobile homes in accordance with the Addressing and Road Naming Ordinance will be required.

#### **§ 21:6 ZONING PERMIT**

New Mobile Home Parks are only allowed in a district in which it is a permitted use. It shall be the sole responsibility of a Mobile Home Park that fails to comply with the requirements of this Ordinance to establish and operate a Mobile Home Park in accordance with the regulations as set forth in this Article. The Use and Occupancy Permit shall be issued on the basis of compliance with both these regulations and the regulations that are contained within South Carolina DHEC Regulation 61.40, and is considered a “permit to operate” by Jasper County. In Jasper County, South Carolina DHEC Regulation 61.40 shall also apply to all Mobile Home Parks, as defined in the text of this Ordinance.

#### **§ 21:7 SITE PLAN**

All existing mobile home parks must have an appropriately prepared site plan that includes but is not limited to spaces, driveways, space numbers and/or addresses, parking and spacing between homes and boundaries of the park, submitted by January 1, 2003, to assist in the issuance of permits and to aid park owners in achieving future compliance with Article 9:3.10.

#### **§ 21:8 ENFORCEMENT**

The DSR, upon six (6) months notice, may withdraw a Use and Occupancy Permit issued to the Mobile Home Park that fails to comply with the requirements of this Ordinance and require the park to cease operation. Other enforcement procedures are found elsewhere in this Ordinance.

**§ 21:9 ADHERENCES TO EXISTING REGULATIONS AND GUIDELINES**

All new or expanding Mobile Home Parks must adhere to any applicable Federal, State, or County regulations or guidelines, including but not limited to DHEC Regulations, the Addressing and Road Naming Ordinances, the Standard Building Code, and the Assessor’s Mobile Home Registration process.

**§ 21:10 DRIVEWAYS**

All driveways which provide access to any activities within a Mobile Home Park shall adhere to the following guidelines:

1. Driveways shall be a minimum of 18 feet in width, exclusive of parking.
2. All driveways shall be constructed in the following manner:
  - a. All unpaved driveways shall meet the minimum road design criteria as stated in the Private Road Policy adopted by the Jasper County Planning Commission. If the unpaved driveway connects to a paved road, a paved apron of fifty (50) feet in length measured from the existing pavement and with the appropriate intersection radii width must be provided. A maximum of twenty five (25) mobile home spaces may access one unpaved driveway.
  - b. Paved driveways shall meet all the applicable paved road design standards established by Jasper County, with the exception of roadway width.

**§ 21:11 DENSITIES AND DESIGN STANDARDS**

The density of any mobile home park permitted or enlarged subsequent to the enactment of this Ordinance shall comply with Section 7:3 and the design standards of this Article.

**§ 21:12 MOBILE HOME SPACES**

A mobile home space is the leaseable area provided to an individual tenant. In a Mobile Home Park each space shall have a minimum area of 20,000 square feet, and shall also be a minimum average width of seventy-five 75 feet. The mobile home space shall be exclusive of the prescribed buffer area, and all mobile home spaces shall be clearly delineated by fencing, vegetation, or other substantial means. The delineation of the spaces may be waived by the DSR if the park owner can demonstrate that maintenance and upkeep of the park will not suffer for lack of this measure. Even if the space delineation is waived, the prescribed buffer area must still be delineated to protect the required inactive charter of that area.

### **§ 21:13 SPACING**

There shall be a minimum of thirty (30) feet between any two mobile homes, or any mobile home and a common building (laundry, etc.). All mobile homes are to orient the front door to the street. The minimum setback may be ten (10) feet from the mobile home space delineation line. Accessory structures for individual mobile homes shall be located a minimum of six feet from any adjoining mobile home.

### **§ 21:14 PARKING**

A minimum of two (2) parking spaces, exclusive of the common Mobile Home Park driveway(s), shall be provided per mobile home space. Parking of recreational vehicles and craft must be exclusive of the minimum two (2) parking spaces for the mobile home and may not encroach the driveway area for the mobile home park.

### **§ 21:15 OPERATIONAL REQUIREMENTS**

All grounds and common buildings located within Mobile Home Parks are expected to be maintained in a clean, sanitary and safe manner, the mobile home spaces kept clear of refuse, debris and unnecessary clutter, and all refuse shall be stored, collected and disposed of in such a manner as not to create a nuisance, vector attractant, breeding or harborage problem, in accordance with South Carolina DHEC Regulation 61.40. The SC Department of Health and Environmental Control will be the enforcement agency for these operational requirements.

### **§ 21:16 BUFFERING RESTRICTIONS**

Each Mobile Home Park shall adhere to the Buffering Restrictions covering height regulations, buffers, setbacks, and screening as outlined in Article 12.