

5.1 **Manufactured Home Park**

A manufactured home park, when granted, as a special exception must meet the following requirements:

- 5.1.1 The minimum size of a manufactured home park shall be four (4) acres, and shall be developed according to a site plan approved by the City.
- 5.1.2 The manufactured home park density shall not exceed six (6) manufactured homes per acre and every manufactured home lot shall contain at least 5,000 square feet of area and a width of not less than 50 feet. No trailer, structure, addition, or appurtenance thereto shall be located less than 10 feet from the nearest adjacent lot boundary.
- 5.1.3 Each trailer site shall abut a hard surfaced driveway, roadway, or street of not less than 30 feet in width, and which shall have unobstructed access to a public highway or street. Space between trailers may be used for parking of motor vehicles if the space is hard surfaced and clearly designated at least 5 feet from the nearest adjacent lot boundary. When such off-street parking spaces are provided, the driveway, roadway, or street serving the lot shall not be less than 24 feet in width. A street plan satisfactory to the Board of Adjustment must be approved prior to construction with streets paved and culverts in place before occupancy. The required improvements shall be in accordance with the requirements and standards for such facilities in the City's Subdivision Regulations for conventional type subdivisions.
- 5.1.4 Each manufactured home park shall be provided with a service building containing emergency sanitary facilities consisting of at least one lavatory, one flush toilet, 3 cloths washers and dryers, and a community meeting space of not less than 1000 heated squared feet for each sex per each 20 lots or fraction thereof.
- 5.1.5 Each manufactured home lot shall have a manufactured home pad to accommodate the manufactured home. The pad shall be graded to obtain adequate surface drainage and shall provide an adequate foundation and anchoring facilities to secure the manufactured home against any accidental movement. The material used in constructing the stand shall be concrete and capable of supporting the expected load. Individual connections shall be provided at each manufactured home stand for water sewerage, electricity, telephone, gas, and other service as necessary or required.
- 5.1.6 Regular garbage and refuse pickup service must be provided at each trailer court.
- 5.1.7 Electrical facilities provided to each lot must meet the National Electrical Code requirements. Trailer courts having 10 or more trailer lots must provide an overhead street or nightlight operating at night. One street light must be provided for each 10 trailer lot spaces, or portion thereof within the court;
- 5.1.8 Each trailer court must provide suitable, fenced playground area of not less than 300 square feet for each trailer space.

- 5.1.9 In approving a trailer court site, there may be imposed such reasonable requirements as to screening and other features of the development as are deemed necessary to protect adjacent property and prevent objectionable conditions. A twenty five foot landscaped area shall be provided around the entire perimeter of a manufactured home park adjacent to any residential dwelling district;
- 5.1.10 After completion of improvements and prior to opening the manufactured home park, a final plat shall be submitted in accordance with City Subdivision Regulations. Such plats need not be recorded in the Chancery Clerk's office, but must be approved by the Planning Commission and Mayor and Board of Aldermen and filed in a plat book in City Hall.
- 5.1.11 Masonry skirting shall be provided around the perimeter of each manufactured home. Manufactured home roofs shall have a pitch of not less than 4 in 12. All siding shall run in a horizontal manner. Trailer tongues shall be removed from the manufactured home.

5.2 Manufactured Homes on Individual Lots

- 5.2.1 A manufactured home, when permitted by right or granted as a special exception must meet the following requirements:
- 5.2.1.1 The minimum roof pitch shall be 4/12
- 5.2.1.2 Roofs shall be finished with composition asphalt shingles or standing seam metal material
- 5.2.1.3 Siding shall be masonry, clapboard, or simulated clapboard in design. All siding must run horizontally. In no case shall metal or metallic materials be used as primary siding. Aluminum siding may be used when covering primary siding but its design must be as stated in this item.
- 5.2.1.4 Structures shall be permanently sites and attached to ground with either slab. Block, or conventional foundation.
- 5.2.1.5 There shall be a minimum overhang of 6 inches at all eaves.
- 5.2.1.6 Structures shall be not less than 24 feet wide and no longer than 65 feet in length.
- 5.2.1.7 Front porches shall be covered with the same roof design as stated above.
- 5.2.1.8 Structures shall be oriented on a building site so that the front of the structure is considered as primarily facing any public street.

MANUFACTURED HOME PERMIT APPLICATION

APPLICANT NAME _____

MAILING ADDRESS _____

TELEPHONE NO. _____

LOCATION WHERE MANUFACTURED HOME IS TO BE PLACED _____

_____ ZONED _____

OWNER OF PROPERTY _____ RENT _____ OWN _____

Size of Lot _____

Size of Manufactured Home _____

Will Manufactured Home be placed in a Manufactured Home Park or on an Individual Lot? Specify:

A copy of the property owner's deed and the parcel number for the property where the Manufactured Home is to be placed is required on this application:

Date

Applicant's Signature

Trailer permit fee \$50 – Permit good for one year
Each permit requires individual water (250.00) and sewer (\$250.00) connections.
(Multi-family hookups are not allowed).
Meter deposit - \$100
Any additional expenses incurred by City to provide services must be paid by applicant.

Mobile homes manufactured prior to June 14, 1976 are not allowed in the City of Lucedale.

See attached regulations for manufactured homes and manufactured home parks.

BUILDING INSPECTOR REPORT

Water available _____ Sewer available _____ Date _____

Set-back requirements _____

Place zoning district here (Suitable for manufactured home)

Other information/recommendation _____

Building Inspector

ZONING BOARD REPORT

Recommendation: _____

Date

Chairman, Zoning Board

Date submitted to Building Inspector _____

Date submitted to Zoning Board _____

Date submitted to Mayor _____

Approved _____ Denied _____ Date _____