

CHAPTER 8

RMHP - RESIDENTIAL - MOBILE HOME PARK

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SECTION 800 GENERAL DESCRIPTION

This zoning district is intended to provide for mobile homes in a mobile home park as an alternate living style and dwelling type to conventional multi-family housing. The purpose of this district is to provide a grouping of mobile home sites within the setting of a mobile home park which has the necessary improvements and amenities to provide a suitable living environment for its residents. A minimum size for individual mobile home space is required so that overcrowding is prevented and minimum levels of privacy are maintained. A minimum mobile home park size is established to assure a desirable residential environment is created and to provide separation from neighboring conventional housing areas.

SECTION 810 PERMITTED PRINCIPAL USES.

Principal use permitted in the RMHP Residential, Mobile Home Park district are as follows:

- (a) One family single, double, or triple wide mobile homes or modular homes located on individual lots or in mobile home parks, tied-down in accordance with county regulations.
- (b) Foster home.

SECTION 820 PERMITTED ACCESSORY USES AND STRUCTURES

Accessory uses and structures customarily incident to the permitted principal use in the Residential, Mobile Home Park (RMHP) district are permitted in such district. In addition accessory signs subject to the provisions of Chapter 17 are permitted.

SECTION 830 USES PERMITTED BY SPECIAL EXCEPTION

The following uses may be permitted as special exceptions by the Board of Adjustment in accordance with the provisions contained in Chapter 20.

- (a) Those uses permitted as Special Exceptions in the RS-1 Residential Single Family district.

- (b) Those uses allowed as Permitted Principal Uses in the RS-1 Residential, Single Family district.
- (c) Mobile home parks on tracts of three and one-half (3.5) acres or greater, but less than five (5) acres.
- (d) Family day care home subject to the provisions of Section 209.

SECTION 840 MINIMUM YARD REQUIREMENTS

- (a) A single mobile home on an individual lot shall comply with the minimum yard requirements of the RMHS Residential, Mobile Home Subdivision district.
- (b) For mobile home parks, all buildings, mobile homes or other structures shall comply with the following setbacks from the exterior boundaries of the mobile home park:

- (1) Front yard - The depth of the required front yard shall be determined in the following manner. Measured from the centerline of the abutting street, add 1/2 of the right-of-way designated on the Coweta Metropolitan Area Major Street and Highway Plan or 25 feet if not designated on the Street and Highway Plan, to the appropriate distance shown below:

<u>Arterial Streets</u>	<u>Non-Arterial Streets</u>
35 feet	25 feet

When a lot has double frontage, the front yard requirements shall be provided on both streets.

- (2) Side yard - All structures shall be setback from the side lot line to comply with the following side yard requirements:
 - i. For all structures located on an interior lot, there shall be a minimum side yard of fifteen (15) feet.
 - ii. On any corner lot, the depth of the required exterior side yard shall be determined in the following manner. Measured from the centerline of the abutting street, add 1/2 of the right-of-way designated in the Coweta Metropolitan Area Major Street and Highway Plan, or 25 feet if not designated on the Street Plan, to a setback distance of twenty (20) feet on arterial streets and fifteen (15) feet on non-arterial streets. The interior side yard shall be the same as for structures on interior lots.
- (3) Rear yard - All structures shall be setback from the rear lot line not less than twenty (20) feet or to the edge of any utility easement, whichever is greater.

- (c) Interior spacing requirements for mobile home parks are as follows:

- (1) Minimum separation between mobile homes or other structures - 15 feet.
- (2) Minimum internal street surface width - 24 feet.
- (3) Minimum mobile home setback from the centerline of a private internal street - 27 feet.

SECTION 850 MINIMUM LAND AREA

- (a) A single mobile home on an individual lot area requirements of the RMHS Residential, Mobile Home Subdivision district.
- (b) A mobile home park shall comply with the following land area requirements:
 - (1) Minimum tract size - 5 acres.
 - (2) Minimum land area per dwelling unit - 5,850 sq. ft.
 - (3) Minimum recreational area per dwelling unit - 500 sq. ft. Recreational areas shall be provided in common areas of not less than 7,500 sq. ft., located so as to be conveniently accessible to the mobile homes it is intended to serve, and of appropriate shape and terrain for active recreational uses but not including any portion of an individual mobile home space. All recreational areas shall be maintained in a clean, safe, well groomed manner and such maintenance shall be the responsibility of the owner of the mobile home park.
 - (4) Minimum area of individual mobile home spaces, exclusive of streets, required off-street parking, and required recreational space - 4,000 sq. ft.

SECTION 860 MINIMUM WIDTH AND FRONTAGE REQUIREMENTS

- (a) A single mobile home on an individual lot shall comply with the width and frontage requirements of the RMHS Residential, Mobile Home district.
- (b) A mobile home park shall comply with the following requirements:
 - (1) Mobile home park tract shall have a minimum width of 250 feet, with a minimum frontage on a public street of 200 feet.
 - (2) Minimum width of individual mobile home spaces is 40 feet.
 - (3) All individual mobile home spaces shall front on a private internal street, a minimum distance of 20 feet and all access to off-street parking spaces shall be from internal streets.

SECTION 870 MAXIMUM HEIGHT OF STRUCTURES

No structures shall exceed two and one-half (2 1/2) stories or thirty-five (35) feet in height.

SECTION 880 MINIMUM DISTRICT SIZE

No new RMHP district may be established which contains less than five (5) acres, except as provided under Section 830.