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[HISTORY: Adopted by the Board of County Commissioners of Calvert County 4-S-1986 by Res. No. 41-86. Amendments noted where applicable.]

GENERAL REFERENCES

Zoning-SeeCh.155.

ARTICLE I General Provisions

§ 71-1. Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

LICENSE — A written document issued by the county allowing a person to operate and maintain a community under the provisions of this chapter.

LOT — A portion of land in the community for the placement of the home and for the exclusive use of its occupant.

MANUFACTURED MOBILE HOME — A transportable structure designed to be used as a dwelling, built in one or more sections in a factory and bearing a seal certifying that it conforms to the United States Department of Housing and Urban Development's (HUD) Mobile Home Construction and Safety Standards Code (1976 or more recent).

MANUFACTURED MOBILE HOME RENTAL COMMUNITY — Any property containing manufactured mobile homes leased or held out for lease to two or more residents or prospective residents, and referred to as "community."

STAND — The outline of the actual mobile home including the paved portion of any outdoor living area. Proposed or anticipated structural additions to a mobile home such as carports, Florida rooms or attached storage areas shall be considered part of the mobile home stand.

§ 71-2. Introduction.

Manufactured (mobile) home rental communities, hereinafter referred to as "community", warrant special regulations since the home sites are rented and typically smaller than single-family lots. Special facilities and service buildings are needed because of the size of the homes. Regulations are designed to create attractive, functional and safe living environments. Communities may be located where permitted by Chapter 155, Zoning.

ARTICLE II Administration

§ 71-3. Permit required for construction.

A permit by the Division of Inspections and Permits is required in order to construct, alter or extend a manufactured (mobile) home rental community.

§ 71-4. License required for administration of community.

It shall be unlawful for any party to administer any community unless that person holds a valid license. These licenses are obtained at the Division of Inspections and Permits and are not transferable.

§ 71-5. Plan submission.

- A. The applicant shall submit a completed application form, the appropriate fee and 10 copies of the site plan to the Division of Inspections and Permits.
- B. The Chief of Inspections and Permits shall review the application for completeness and compliance with the checklist.
- C. The Chief of Inspections and Permits shall refer the application to the appropriate agencies for review and approval in accordance with approved procedures.
- D. When all approving agencies have signed the site plan, the Chief of Inspections and Permits shall sign the plan to indicate completion of agency review.
- E. No permit shall be issued until all appropriate reviewing agencies have approved the site plan.
- F. The Chief of Inspections and Permits shall assure that the development is completed in conformance with the approved plan before approving a permit to operate. Posting of bonds to assure completion may be done as per § 71-11.
- G. Applicants may submit sketch plans for review and comment prior to submitting a site plan application.

§ 71-6. Reviewing agencies. [Amended 5-28-2002 by Ord. No. 21-02]

The agencies listed in § 6-1.04 of the Calvert County Zoning Ordinance, as amended from time to time, shall review the plans.

§ 71-7. Plan preparation.

The following is a list of general requirements for site plans.

- A. The community's name.
- B. The landowner's and developer's name, address, phone number and signature.
- C. The name, address, phone number, signature and seal of the professional(s) responsible for the site development plan.
- D. Sheet sizes shall be 18 inches by 24 inches.
- E. Plan legend, date, number of pages, scale, North arrow.
- F. Existing natural features (such as topography, flood plain, tree stands, etc.)

- G. Legal restrictions (such as easements, existing covenants, zoning boundaries, etc.).
- H. Location and dimensions of all existing conditions and proposed site improvements (such as new grades, lot lines, streets, parking areas, buildings, school bus stops, etc.).
- I. Proposed number and location of entrance and exit driveways, widths of abutting rights-of-way, center lines, road widths and grades.
- J. Proposed landscaping, including names of plants, quantity, spacing, size at time of planting, method of root preparation and planting details.
- K. Proposed types of material and dimensions of screening.
- L. Site plans shall be prepared and certified by an engineer, architect, landscape architect or land surveyor duly registered to practice in the State of Maryland.
- M. Stormwater management plans and computations (if required).
- N. The proposed setback line for each street.
- O. Location of all monuments.
- P. The location, width and purpose of all easements or rights-of-way and boundaries by bearings and dimensions.
- Q. The average and minimum lot size.
- R. The location, size and invert elevations of all sanitary sewers, storm sewers, and locations of all manholes, inlets and culverts, and design calculations of same along with the plan and profile of same and any appurtenances.
- S. The location of all existing and proposed fire hydrants and utilities.
- T. Typical cross sections and street profiles for all streets. Such profiles shall show the existing and proposed grades along the proposed street center lines.
- U. Plans and specifications of the refuse disposal facilities.
- V. Location and details of lighting, electrical, gas and fuel oil distribution systems.
- W. Proposed street names and lot numbering system.
- X. Proposed location of home stands.
- Y. Proposed location of permanent buildings.

§ 71-8. Inspection.

- A. The enforcing agencies are hereby authorized and directed to make such inspections as are necessary to determine satisfactory compliance with this chapter.
- B. The enforcing agencies shall have the power to enter at reasonable times upon any private property for the purpose of inspecting and investigating conditions relating to the enforcement of this chapter.

- C. Whenever, upon inspection of any community, the enforcing agencies find that conditions or practices exist which are in violation of this chapter, the enforcing agencies shall give notice in writing in accordance with § 71-9 to the licensee that unless such conditions or practices are corrected within a reasonable period of time as specified in such notice, a preset fine, not to exceed \$500, may be imposed.
- D. At the end of such period, the enforcing agency shall reinspect such community and, if such conditions or practices are still in violation of this chapter, the Zoning Officer shall proceed to prepare a citation to be delivered to the person believed to be committing the civil zoning violation. (See § 71-10.) If violations are not corrected after all the steps described above have been taken or if violations are repeated and the person committing the violations is not making a good faith attempt to bring the community into compliance with this chapter, then a final notice of license suspension shall be sent by registered mail and the licensee shall cease administration of such community.

§ 71-9. Notices, hearings and orders.

Whenever the enforcing agency determines that there are reasonable grounds to believe that there has been a violation of any provision of this chapter, the enforcing agency shall give notice of such alleged violation to the person to whom the permit or license was issued as hereinafter provided. Such notice shall:

- A. Be in writing.
- B. Include a statement for the reasons of its issuance.
- C. Allow a reasonable time (15 to 60 days) for the performance of any act it requires.
- D. Be properly served upon such owner or agent as required by laws of this state and other local requirements.
- E. Contain an outline of remedial action which, if taken, will effect compliance with the provisions of this chapter.
- F. Indicate the fine and appeals procedures for repeat offenses (see § 71-10).

§ 71-10. Violations and penalties.

- A. If the violation is not corrected (or in the case of repeat offenses), the Zoning Officer may prepare a citation to be delivered to the party believed to be committing the civil zoning violation. The citation may be served in person by the Calvert County Sheriff's Office or by certified mail, return receipt requested. A copy of the citation shall be retained by the Zoning Officer and shall bear a certification attesting to the truth of the matters set forth. A preset fine, not to exceed \$500, may be imposed for each violation. The local legislative body shall establish a schedule of fines for each violation and may adopt procedures for collection of these fines. Each day's failure to comply may constitute a separate violation. The citation shall contain:
 - (1) The name and address of the party charged,

- (2) The nature of the violation,
 - (3) The place where and the date that the violation occurred,
 - (4) The amount of the fine assessed,
 - (5) The manner in which, location where, and the date on which the fine may be paid, and
 - (6) The party's right to elect to stand trial for the violation.
- B. A party who receives a citation may elect to stand trial for the offense by filing with the Zoning Officer a notice of intention to stand trial. The notice shall be given at least 5 days before the due date of payment as set forth in the citation. On receipt of the notice of intention to stand trial, the Zoning Officer shall forward to the District Court a copy of the citation and the notice of intention to stand trial. The District Court shall schedule the case for trial and notify the defendant of the trial date. All fines, penalties or forfeitures collected by the District Court for zoning violations shall be remitted to the Calvert County Treasurer.
- C. Referral to District Court.
- (1) If a party who received a citation for a violation fails to pay the fine by the due date of payment set forth on the citation and fails to file a notice of intention to stand trial, a formal notice of the violation shall be sent to the owner's last known address. If the citation is not satisfied within 15 days from the date of the receipt of notice, the party is liable for an additional fine not to exceed twice the original fine. If, after 35 days from the date the citation was issued, the citation is not satisfied, the Zoning Officer may request adjudication of the case through the District Court. The District Court shall schedule the case for trial and summon the defendant to appear.
 - (2) Adjudication of a violation under this subsection is not a criminal conviction, nor does it impose any of the civil disabilities ordinarily imposed by a criminal conviction.
 - (3) A party found by the District Court to have committed a civil zoning violation shall be liable for the costs of the proceedings in the District Court.

§ 71-11. Bonding procedures. [Amended 5-28-2002 by Ord. No. 21-02]

Before the county permits a community to be occupied, either all the work must be completed or the remaining work must be bonded. Completion bonds apply only to the pavement of roads, driveway entrances and landscaping.

- A. A proposed bond package shall be submitted by the applicant to the County Engineering Bureau and shall include the following:
- (1) A written statement indicating in detail what is to be bonded and installed/constructed at a later date.
 - (2) A written cost estimate of the work not yet completed or materials not yet installed and proposed to be bonded.
 - (3) The proposed date of completion (not to exceed one year).

- (4) The method of posting bond which may be one of the following:
 - (a) A surety bond (issued by an insurance company) which indicates the length of time for which the bond or credit is good.
 - (b) A letter of credit from a financial institution (chartered to do business in the State of Maryland).
 - (c) Cash (currency, certified check or cashier's check). Interest earned on funds posted for a bond are retained by the county.
- (5) The bond amount shall be set at 125% of the approved written cost estimate of the work.
- (6) A temporary easement giving the county the right to enter onto the subject property and complete construction of the project in accordance with the specifications and plans. The easement can be in the form of a letter, but must be signed by all parties of proprietary interest and notarized. The following statement shall be included in the easement:

“In the event that the _____ has not been completed and it is necessary for the County Commissioners to complete or have the work completed under the aforesaid bond or letter of credit, then _____ gives the county the right to enter onto the subject property and complete the construction of the project in accordance with the approved specifications and plans.”

B. The proposed bond package will be processed in the following manner:

- (1) Upon receipt of the proposed bond package, the County Engineering Bureau shall review the submittal to verify that it is complete and proper. The County Attorney will review the bond package and the required access easement and any other appropriate information and then return the bond package with his written opinion to the County Engineering Bureau. Should the proposed bond package be acceptable, the bond package shall then be forwarded by the County Engineering Bureau to the County Commissioners for approval.
- (2) If the applicant fails to complete the work in the agreed upon time, the bond may be forfeited to the county at any time requested by the Board of County Commissioners.

§ 71-12. Conflict with other standards or regulations.

Should any section, paragraph, sentence, clause or phrase of this chapter be in conflict with existing other standards or regulations, the more stringent regulations shall prevail.

**ARTICLE III
Community Development Requirements**

§ 71-13. Density.

The overall density of the community shall not exceed six units per acre, excluding right-of-ways.

§ 71-14. Lot size.

Lots shall be at least 5,000 square feet for single-wide homes and 6,000 square feet for double-wide homes.

§ 71-15. Parking requirements.

Two parking spaces shall be provided for each unit. The space shall be located for convenient access to the home stands and shall be constructed with crushed rock or pavement.

§ 71-16. Setbacks.

- A. Distance to development boundaries. The distance from the line or corner of any home to a boundary line at the development shall in no case be less than the following:
 - (1) Where the adjoining land use (existing or permitted) is either a similar or higher density residential use or is a minor or collector street: not less than 50 feet containing a minimum of a 70% visually solid year-round landscape buffer six feet in height.
 - (2) Where the adjoining land use is an arterial street, a residential use of lower density or a nonresidential use, protection shall be provided by a one-hundred-foot buffer area containing earth mounds, walls, solid or louvered fencing, open fencing with appropriate planting or visually solid year-round landscape buffer, six feet in height.
 - (3) The areas outlined in Subsections A(1) and (2) may be included as parts of the respective adjacent lots but shall be in addition to the minimum lot area required.
- B. Distance across driveways. The distance from the line or corner of any stand to any stand on the opposite side of a driveway shall be 60 feet minimum.
- C. Distance to common areas. The distance from the line or corner of the stand to a driveway pavement, a common parking area, a common walk or other common area shall be 15 feet minimum.
- D. Distances between homes. The distance between home stands shall be no less than 20 feet. If structural additions to a home are anticipated in the planning program, design distances between homes must be computed on the assumption that the addition is already a part of the home or stand.
- E. Alternate open space depth. Once a minimum lot width has been established, applying determination of distances, a limited number of stands in any one park may incorporate an alternate total open space depth between two homes of 10 feet. In such instances, the two homes must be placed on their respective lots in such a way as to maximize the open space available on the patio or outdoor living area side of the homes in question. Increased site livability is the only objective for the application of this exception, and in no case will the clustering of two homes near a common lot line result in a reduction in lot size.

§ 71-17. Buffer areas. [Amended 11-10-1987 by Res. No. 7-88]

Undesirable off-site views shall be eliminated by retaining or providing visual buffers within the property boundary perimeter setback area. (These regulations shall not apply to expansions of up to 10 units.)

- A. Screen plantings. Screen plantings shall consist of a mixture of evergreen and deciduous trees or shrubs which will be at least six feet in height and 70% solid within five years of planting.
- B. Screen fences. Screen fences shall be visually attractive structures and constructed of durable, weather resistant materials.
- C. Earth mounds. Earth mounds shall be limited to slopes which can be easily maintained (three to one for grassed slopes) and be used in combination with screen planting.

§ 71-18. Preservation of site assets.

- A. Suitable available topsoil and desirable existing trees, shrubs and ground cover shall be preserved and protected where practicable.
- B. Topsoil which is suitable and needed for later use in finished grading and planting shall be stripped from areas to be occupied by structures, parking areas, streets and driveways and from areas to be regraded or disturbed and shall be piled on the site in convenient places for future use and shall be kept free of debris during construction.
- C. Trees to be retained shall be protected against any damage by construction or grading by boxing, planking or other protective barriers.
- D. Trees to be retained in fills over 10 inches deep shall be provided with tree wells of adequate size, or with other suitable means of assuring aeration and normal functioning of the root system and the lower portion of the tree trunk.
- E. Trees to be retained that are above proposed finish grades shall stand on broadly rounded mounds which are of adequate size to preserve the tree roots and are smoothly sloped into the lower grade.

§ 71-19. Access.

- A. General. All communities shall be provided with safe and convenient vehicular access from abutting public roads to each lot. Such access shall be provided by roads, driveways or other means.
- B. Entrance roads. (These regulations shall not apply to expansions of up to 10 units.) Entrances to communities shall have direct connections to a public street and shall be designed to allow free movement of traffic on such adjacent public streets. **[Amended 11-10-1987 by Res. No. 7-88]**
 - (1) No parking shall be permitted on the entrance road for a distance of 100 feet from its point of beginning.

- (2) Number of lanes, lane widths and turning lanes shall be adequate for the anticipated traffic generated by the development during peak hours.
 - (3) Signs, landscaping and lighting should be integrated in a coordinated manner.
 - (4) Entrances should be focused on community buildings, facilities or natural features rather than on residential living areas.
- C. Circulation. (These regulations shall not apply to expansions of up to 10 units.) The street system shall provide convenient and safe access to individual lots and community facilities and ensure safe pedestrian conditions within living areas. **[Amended 11-10-1987 by Res. No. 7-88]**
- (1) A hierarchy of entrance, collector and local streets shall be provided.
 - (2) Entrance points shall be well-defined, uncluttered, safe and attractive.
 - (3) The street system should relate logically to topographic conditions of the site.
 - (4) Lot frontage on entrance or collector streets should be minimized.
 - (5) Curvilinear road systems with flowing horizontal and vertical alignments, designed for slow-moving vehicles shall be encouraged.
 - (6) Street systems shall be developed in consideration of reasonable movement and placement of mobile homes on individual sites.

§ 71-20. Community design. [Amended 11-10-1987 by Res. No. 7-88]

The community shall be designed to encourage accessibility to community recreation and service buildings. All stands shall be served by surfaced sidewalks. Community buildings shall have parking spaces nearby. (The design of the community extension, for up to 10 units, may be in keeping with the existing conditions in the community.)

§ 71-21. Rights-of-way and pavements.

All right-of-ways within the community are intended to remain private.

A. Pavements. Pavements shall be of adequate widths to accommodate the contemplated parking and traffic load in accordance with the type of street with 10 feet minimum moving lanes for collector streets, nine feet minimum lanes for minor streets, eight feet minimum lane for parallel parking, and in all cases shall meet the following minimum requirements. The following minimum right-of-way (ROW) requirements shall apply.

Type of Street	Minimum Paved Cartway (feet)	Minimum ROW (feet)
Entrance street and other collector streets with parking on both sides	36	50
Entrance streets and other collector streets with no parking	20	40

Type of Street	Minimum Paved Cartway (feet)	Minimum ROW (feet)
Minor street with parking on one side	26	40
Minor or cul-de-sac street with no parking	16	30
One-way minor street with no parking (generally acceptable only if less than 500 feet total length and serving less than 25 mobile home stands)	14	20

- B. Recognition of existing facilities. The street system shall be designed to recognize existing easements, utility lines, etc., which are to be preserved, and to permit connection to existing facilities where necessary for the proper functioning of the drainage and utility systems.
- C. Alignment and gradient.
 - (1) Streets shall be adapted to the topography and shall have suitable alignment and gradient for traffic safety, satisfactory surface and ground drainage, and proper functioning of sanitary and storm sewer systems.
 - (2) Streets should be no more than 8% grade. Short runs with a maximum grade of 12% may be permitted, provided that traffic safety is assured.
- D. Grading. Streets shall be graded for their full width to provide suitable finish grades for pavement and any sidewalks and shall provide adequate surface drainage and convenient access to the stands and other important facilities on the property.
- E. Intersections. Street intersections should generally be at right angles. Off-sets at intersections and intersections of more than two streets at one point should be avoided.
- F. Paving. (For expansions of up to 10 units, the paving shall be the same as existing surfaces.) **[Amended 11-10-1987 by Res. No. 7-88]**
 - (1) Edging. Pavements and surfacings other than cement concrete shall be protected at the edges by suitable means where necessary to prevent ravelling of the wearing surface and shifting of the pavement base.
 - (2) Subgrade. The subgrade shall be well-drained, uniformly graded and compacted.
 - (3) Flexible pavement.
 - (a) Where a pavement base is necessary, it should be a minimum of four inches thick and composed of crushed stone, gravel or other appropriate durable material compacted to the maximum practical density.
 - (b) The wearing surface shall be of bituminous concrete, a minimum of 3.5 inches thick compacted to the maximum practical density.

- (4) Rigid pavement. Where Portland cement is used, it shall not be less than five inches thick on a prepared **subgrade** constructed in accordance with accepted practices, with expansion joints where driveways and walk abut each other or the curb.
- G. The street improvements shall extend continuously from the existing improved street system to the site. They shall provide suitable access to the stand and other important facilities on the property, adequate connection to existing or future streets at the boundaries of the property, and convenient circulation for vehicles.
- H. Streetlights. Lighting shall be designed to produce a minimum of 0.1 footcandle at street level throughout the system. Potentially hazardous locations, such as major street intersections and steps or stepped ramps, shall be individually illuminated with a minimum of 0.3 footcandle.

§ 71-22. Walks. [Amended 11-10-1987 by Res. No. 7-88]

The design of the community extension, for up to 10 units, may be in keeping with the existing conditions in the community.

- A. General requirements. All walks shall be convenient, of adequate width for intended use, durable and convenient to maintain.
- B. Common walks shall be provided in locations where pedestrian traffic is concentrated; for example, to the entrance, and to the office and other important facilities. Common walks may be through interior areas removed from the vicinity of streets or along collector and entrance roads.
- C. Width, alignment and gradient.
- (1) Width, alignment and gradient of walks shall be appropriate for safety, convenience and appearance, and shall be suitable for pedestrian use and for the circulation of small-wheeled vehicles such as baby carriage and service carts.
 - (2) Width shall generally be at least 3.6 feet for common walks.
 - (3) Sudden changes in alignment and gradient shall be avoided.
 - (4) Gradients should be between $\frac{1}{8}$ inch per foot (1%) and $\frac{5}{8}$ inch per foot (5%) wherever possible, especially in areas subject to ice conditions.
 - (5) Cross-slope generally shall be not more than $\frac{1}{4}$ inch per foot (2%) and not less than $\frac{1}{8}$ inch per foot (1%).
 - (6) Walks shall not be used as drainageways.
- D. Construction.
- (1) Individual walks may be of paving stone, brick pavers or concrete block to facilitate relocation (i.e., replacement of unit).
 - (2) Surfacing shall meet the requirements of § 71-21F(3) and (4), except that contraction joints in cement concrete walks shall be at regular intervals not exceeding twice the width of the walk.

ARTICLE IV
Individual Site Planning and Improvements

§ 71-23. General.

- A. Site planning shall adapt to individual site conditions, reflect advances in site planning techniques, and be adaptable to the trends in design of the home itself. Site planning shall recognize and utilize terrain, existing trees and shrubs and rock formations.
- B. Arrangement of structures and facilities. The site, including mobile home stand, patio structures, and all site improvements, shall be harmoniously and efficiently organized in relation to topography, the shape of the plot and the shape, size and position of structures. Full attention shall be paid to use, appearance and livability. Special attention shall be given to new home designs and appurtenances that are available.
- C. Protection from adverse influences. Adequate protection shall be provided against any undesirable off-site views or any adverse influence (such as heavy commercial or industrial use, heavy traffic or brightly lighted activities) from adjoining streets and areas.

§ 71-24. Lot markers and mobile home stands.

- A. The limits of each lot shall be clearly marked on the ground by permanent flush stakes, markers or other suitable means.
- B. Location of lot limits on the ground shall be approximately the same as shown on the accepted plans. The degree of accuracy obtainable by working with a scale on the plan and then a tape on the ground is acceptable. Precise engineering of lot limits is not required either on the plans or on the ground.
- C. Provisions for supports shall be made every 12 feet on centers beginning from the front of the stand. Opened spacing at the rear line of the stand shall not exceed three feet.
- D. The stand shall include provisions for utility connections at locations specified in the appropriate utility section of this standard.

§ 71-25. Optimum orientation of home.

While orientation of homes perpendicular to the road is common practice, homes angled or parallel to the street are visually preferable.

§ 71-26. Outdoor living area. [Amended 11-10-1987 by Res. No. 7-88]

(These regulations shall not apply to expansions of up to 10 units.) Private outdoor living and service space shall be provided for each home. It shall be of a size, walled, fenced or planted as necessary to assure reasonable privacy.

- A. Location. The home shall be located for privacy, convenience and optimum use.
- B. Size. The minimum area of the home shall be not less than 400 square feet with a least dimension of 20 feet.

C. Grading. Adequate crown or cross-gradient shall be provided for surface drainage.

§ 71-27. Landscaping of individual site or lots. [Amended 11-10-1987 by Res. No. 7-88]

(These regulations shall not apply to expansions of up to 10 units.) Lots shall have basic landscape improvements in keeping with the character of single-family residential neighborhoods. A reasonable amount of shade and visual relief shall be assured by tree preservation or planting, and lawns shall be established to prevent erosion of the soil. Planting is required to the extent needed to provide for screening of objectionable views, adequate shade and a suitable setting for the homes and other facilities.

- A. Screen planting or fencing shall screen objectionable views and shall be 70% visually solid, and attain a height of six feet within three years. Views from outdoor living areas to be screened include laundry drying yards, garbage and trash collection stations, nonresidential uses and rear yards of adjacent properties.
- B. Shade trees. Each lot shall have at least one shade tree, hardy to the region, of 2.5 to three inches in caliper minimum at time of planting.
- C. Lawn. Each lot shall have an even lawn cover established on all portions of the site not landscaped in another manner. Lawn and ground cover shall be provided where needed to prevent erosion of swales and slopes.
- D. Existing planting. Acceptable as required planting to the extent that is equivalent suitable and preserved in good condition.

§ 71-28. Skirting.

Skirting is required and shall be of durable all-weather construction as manufactured specially for the purpose of covering the undercarriage area. Skirting shall be fastened in accordance with manufacturers instructions and provide for adequate ventilation as necessary.

§ 71-29. Low profiling.

Low profiling or the lowering of the home to the ground by depressing the supporting foundation below grade will aid in concealing the undercarriage. It reduces the height of skirting required and eliminates the need of step arrangements for access to the unit. It is recommended that at least six inches of height be maintained between the ground and frame to allow adequate ventilation and that 24 inches be maintained to service all utility lines. Provisions must also be made to ensure the area under the unit is maintained in a relatively dry condition.

§ 71-30. Accessory structures.

A. Scope.

- (1) Accessory structures shall be dependent upon the home, and shall not be used as complete independent living units with permanent provisions for sleeping, cooking

and sanitation. Such structures shall be erected, constructed and used on a lot as directed by the management of the mobile home development, as required by applicable national, state or local standards and as specified in this standard. Accessory structures including habitable rooms shall not be provided with such enclosed spaces as pantries, bath, toilet, laundries, closets or utility rooms.

- (2) Accessory structures shall not obstruct required openings for light and ventilation of the home and shall not prevent inspection of equipment and utility connections.

B. Accessory structures.

- (1) Awnings or carports. An awning or carport may be erected, constructed or maintained on a lot only as an accessory to a home located on the same lot. An awning shall not be enclosed with rigid materials or walls or converted for use as a habitable room unless the completed construction complies with all the requirements for a cabana.
- (2) Location. An awning or carport may be erected on a lot line, provided that the awning or carport is constructed of material which does not support combustion. No separation is required between a freestanding awning or carport and an awning or carport located on the same lot, provided that they are not structurally interconnected.
- (3) Dimensions. An awning or carport supported in part by a home shall not exceed 12 feet in width (projection) without additional supports as measured from the wall of the home to the outer edge of the awning or carport roof or shall not exceed the bearing capacity of the home and structural limits of the awning.
- (4) Exits from awning enclosures. An awning with enclosures of nonrigid materials shall have at least one door in the enclosure opening directly to the outside of the enclosure. The opening shall be no less than 28 inches in width nor less than six feet two inches in height. Two such door openings shall be provided from the enclosure when it encloses two doors of the home.

C. Home additions.

- (1) Design and construction. All additions shall be designed and constructed as a freestanding structure subject to the County Building Code. An addition shall be attached to a home with appropriate flashing or sealing materials to provide a weather seal.
- (2) Dimensions.
 - (a) The height of the addition shall not exceed the height of the home.
 - (b) The addition shall have a minimum ceiling height of seven feet from the finished floor. If the ceiling or roof is sloped, $\frac{1}{2}$ of the sloped ceiling area shall meet the minimum ceiling height. **[Amended 5-28-2002 by Ord. No. 21-02]**
 - (c) Habitable rooms shall be not less than seven feet in any horizontal dimension.
- (3) Foundation and floors. An addition may be set on piers and girders in lieu of continuous footings. Piers and girders and floors shall be designed and constructed to support the live and dead loads imposed on them in accordance with the County Building Code.

- (4) Walls and roofs. Walls and roofs shall be designed and constructed to withstand vertical, horizontal and lateral forces in accordance with standard engineering practice and the design criteria established by the county.

§ 71-31. Storage. [Amended 11-10-1987 by Res. No. 7-88]

These regulations shall not apply to expansions of up to 10 units.

A. Design, location and size of storage facilities.

- (1) Unless provided in current models, storage facilities shall be provided on the lot, or in compounds located within a reasonable distance, generally not more than 100 feet from each stand.
- (2) It is recommended that storage sheds be placed to appear as an extension of the home, and to serve the multiple purpose of screening the outdoor living area or utility connections, but shall not be placed under awnings.
- (3) Storage facilities shall be designed in a manner that will enhance the appearance of the development and shall be constructed of suitable weather-resistant materials appropriate under the use and maintenance contemplated. They shall provide a minimum of 90 cubic feet of space.

- B. Fuel oil storage. In areas where oil heating of a home is customary, a fifty-gallon fuel storage facility shall be provided in each lot. Where economically feasible, the storage facility is to be or shall be placed underground.

ARTICLE V
Community Facilities¹

§ 71-32. General.

Community facilities should be provided to supplement the deficiencies caused by limited interior and exterior space of the mobile home unit and its site. Facilities should meet the expected indoor and outdoor leisure time needs as well as provide common laundry facilities and office space for management. Storm shelter for park or subdivision residents should also be considered in providing this indoor space. Care must be taken in locating these facilities to ensure that they are safely accessible and convenient to all residents.

§ 71-33. Location buildings and recreation and leisure areas.

- A. Major community buildings and features to be used by all residents should be centrally located within the parks or subdivision development or easily accessible and convenient to all residents.
- B. Minor recreation areas such as tot-lots should be located at scattered sites close to the groupings of homes they will serve.

¹ Note: These regulations shall not apply to expansions of up to 10 units. [Added 11-10-1987 by Res. No. 7-88]

- C. School bus stops and centralized mail boxes shall be located in safe convenient areas.
- D. Leisure areas should incorporate unique natural features such as streams, trees and variations in topography.

§ 71-34. Access.

- A. Walkways along collector streets or internal pathways linking residential areas to community facilities should be provided.
- B. Separate off-street parking areas near community facilities should be provided. Normally no more than one parking space for each 10 dwelling units is needed.

§ 71-35. Ownership, maintenance and preservation of common open space.

The developer shall make provisions which ensure that the common open space land shall continue as such and be properly maintained.

§ 71-36. Recreation facilities.

- A. Recreation area requirements. Not less than one acre shall be devoted to recreation area. An additional .05 acre shall be provided for each home after the first 20 homes. A minimum of 75% of the recreation area requirements shall be suitable for dry ground recreation use with a finished grade not to exceed 3%. Recreation facilities can be decentralized. However, at least one area shall be cleared suited for a small softball park ($\frac{2}{3}$ of an acre). Recreation areas may include space for community buildings and community use facilities, such as indoor recreation areas, swimming pools, hobby and repair shops, and service buildings.
- B. Location. Recreation facilities generally shall be provided in a central location and shall be convenient to the project community center. A location adjacent to the community center is preferable for efficient construction, use and maintenance of all facilities. In larger parks or subdivisions, however, recreation facilities can be decentralized.
- C. Extent.
 - (1) Recreation areas and facilities, such as playgrounds, swimming pools and community buildings, shall be provided to the extent necessary to meet the anticipated needs of the tenants the park or subdivision is designed to accommodate.
 - (2) The selection and design of recreational facilities requires an analysis of expected resident needs and the determination of appropriate numbers and sizes of facilities to accommodate anticipated user loads. The Planning Commission shall decide what type of recreation facilities will be required, taking into consideration the recommendations of the Parks and Recreation Board.
- D. Tot-lots and playground apparatus.
 - (1) Tot-lots and playground apparatus may be required for 20 homes or more.

- (2) Tot-lots and playground apparatus and benches shall be provided at centrally located areas and locations throughout the park which will be convenient to neighborhood areas of the park. A tot-lot is expected to contain, at least, the following: two swings, one elide, one climber and one bench.
- (3) Safe apparatus shall be provided utilizing such safety features as tire or other flexible seat swings; jumping platforms; seesaws with tire safety stops; climbing arches or other apparatus on "soft" surface; and splinter-free wood climbing blocks.

E. General court games.

- (1) General court games may be required for 40 homes or more (plus Subsection D above).
- (2) A variety of facilities shall be provided to serve various age groups including one hard-surface multipurpose court with basketball goals and standards. Minimum size shall be 50 feet by 84 feet.
- (3) Lighting for night use of court areas is desirable and will increase daily capacity by 20% to 30%.

F. Tennis courts.

- (1) Tennis courts may be required for 60 homes or more (plus Subsections D and E above).
- (2) A fenced, low maintenance, all-weather (hard-surface) court shall be provided.
- (3) Lighting for night use is desirable and will increase capacity by 40%.

§ 71-37. Community buildings.

Community buildings shall:

- A. Provide storm shelter in areas subject to hurricanes or tornadoes.
- B. Provide 10 to 16 square feet of floor area per mobile home unit.
- C. Be designed in a residential style as opposed to a commercial style.

§ 71-38. Vehicular storage areas.

Vehicular storage areas shall:

- A. Be separated from the living areas of the site by at least 150 feet.
- B. Be enclosed by a security fence and screened.
- C. Provide a hard surface such as gravel or asphalt.
- D. Provide at least one vehicle space for every 10 mobile home units.

ARTICLE VI

Responsibilities of Management and Residents**§ 71-39. Responsibilities of management.**

- A. The management of the community shall provide adequate supervision to maintain the community in compliance with this chapter and to keep its facilities and equipment in good repair and in a clean and sanitary condition.
- B. The management shall notify the community residents of all applicable provisions of this chapter and inform them of their duties and responsibilities under this chapter.
- C. The management shall supervise the placement of each mobile home including securing its stability and installing all utility connections.
- D. The management shall maintain a register containing the names of all community residents identified by lot number or street address. Such register shall be available to any authorized person inspecting the community.

§ 71-40. Responsibilities of residents.

- A. The resident shall comply with all applicable requirements of this chapter and shall maintain his lot, its facilities and equipment in good repair and in clean sanitary condition.
- B. The resident shall be responsible for proper placement of his home on its stand and proper installation of all utility connections in accordance with the instructions of the management.
- C. Pets, if permitted in the community, shall not be allowed to run at large or to create any nuisance within the limits of any lot.
- D. Skirtings, porches, awnings and other additions shall be installed in accordance with the instructions of the management. When installed, they shall be maintained in good repair. The space immediately underneath a home shall be used for storage only, if permitted by the management.
- E. It shall be the obligation of every resident of a home community to give the management or any proper enforcing agency access to any part of the lot (not including the home) at reasonable times for the purpose of making inspections or repairs. **[Amended 5-28-2002 by Ord. No. 21-02]**

