

Section 5:11. - (R-5-A) Mobile home subdivision zone.

Section 5:11-1—Use regulations.

Within a R-5-A mobile home subdivision zone a building or land shall be used only for the following purposes:

- a. Mobile home subdivision. It must comply with city subdivision regulations.
- b. Customary accessory buildings or structures, in accordance with article 2, section 2:98 and article 3, section 3:11-4.

Section 5:11-2—Area and dimensional regulations.

In all of the above permitted uses, with the exception of accessory buildings, the area and dimensional regulations set forth in the following table shall be observed:

MINIMUM FLOOR AREA	MINIMUM YARDS			MINIMUM LOT	
	Front	Rear	Side	Area	Width
500 square feet	35'	35'	8'	7,500 SF	50'

Section 5:12. - (R-5-B) Mobile home park zone.

Within a R-5-B mobile home park zone a building or land shall be used only for the following purposes:

- a. Mobile home park provided that such mobile home park meets the following site standards and requirements.
- b. On premise signs are permitted only in accordance with the regulations contained in article 5, section 5:22 of this ordinance.
- c. Customary accessory building or structures in accordance with article 2, section 2:98.

Section 5:12-1—Site standards.

- 1. The minimum area for any mobile home park is five acres.
- 2. The maximum density is ten mobile home sites per acre.
- 3. The mobile home park site shall be designed and developed to be completely surrounded by a buffer strip having a width of 35 feet which shall have the characteristics of a yard as defined in this ordinance. The buffer strip shall be landscaped and maintained.

Section 5:12-2—Requirements.

- (a) Each mobile home lot shall not be less than 2,400 square feet in area and shall not be less than 40 feet in width.
- (b) There shall be a minimum side spacing between mobile homes of not less than 30 feet and no mobile home shall be placed less than five feet from the lot line and the end to end spacing of not less than 15 feet between mobile homes shall be adhered to.
- (c) No mobile home shall be located closer than 50 feet from the right-of-way line of any street nor any closer than 35 feet from any other boundary line of the mobile home park.
- (d) Only mobile homes with approved toilets and plumbing fixtures shall be permitted for occupancy for more than one two-week period of any single calendar year.
- (e) Plumbing fixtures shall be connected to a public sanitary sewer or city approved facility and shall meet the requirements of the city plumbing code, and applicable state requirements.
- (f) Running water from a public or state tested and approved water supply shall be piped to each mobile home and shall be adequately protected from frost. All sources of water to each individual mobile home site shall be underground and in no event shall rubber hose or other temporary measures be used.
- (g) The occupancy load of any mobile home shall be limited to provide no less than 300 cubic feet of air space per occupant exclusive of the cubic air space of toilet rooms and closets.
- (h) There shall be roadways in each mobile home park constructed under this ordinance reaching each mobile home lot therein. Such roadways shall be hard surfaced and shall meet requirements of the city specifications for residential streets and shall be 32 feet in width. All mobile home sites shall abut upon the roadway.
- (i) Fire hydrants of size and pressure satisfactory to and used by the Irondale fire department shall be placed within said mobile home park so that no mobile home shall be more than 300 feet from a fire hydrant.
- (j) The mobile home park walk system shall include thirty-inch wide concrete walks from the entrance of each trailer to the service facilities provided thereon.
- (k) No building or structure hereafter erected or altered in a mobile home park shall exceed one story or 15 feet in height.
- (l) The grounds of a mobile home park shall be graded to drain properly and all roads shall be concrete or bituminous hardtop and shall meet the requirements of the city specifications for residential streets.
- (m) Two parking spaces for each mobile home dwelling unit or office plus additional parking spaces equal to 50 percent of the number of mobile home spaces to provide for guest parking shall be required for each mobile home park as off-street parking.
- (n) Each mobile home site shall be provided with a concrete apron no less than ten feet in width, 45

feet in length and four inches in thickness upon which the mobile home shall be located.

- (o) Enclosed canopies shall not be permitted on any mobile home and each mobile home shall be jacked up on a uniform jack which shall be supplied by the mobile home park management. No mobile home shall have its wheels removed (except for repairs) to be placed on blocks, posts, walls, or any other temporary or permanent foundations and no other buildings or foundations shall be attached to it other than one metal utility cabinet. This provision shall not be interpreted to prevent the use of an awning of aluminum, canvas, or fiberglass, which space may be screened in. The screened area shall not be greater than nine feet in width nor shall said area be enclosed or glassed in.
- (p) There shall be provided an area of not less than 100 square feet for recreation for each mobile home space in the mobile home park with a minimum area of not less than 5,000 square feet, which recreation area shall be no longer than twice its width. Such area shall be developed and maintained by the management so as to provide a healthful place of recreation for the residents of the mobile home park.
- (q) There shall be no storage of any hazardous or odorous material underneath any mobile home and each mobile home shall be maintained in a clean and presentable condition at all times.
- (r) Each mobile home may be provided with one metal utility cabinet which shall not exceed four feet in width, three feet in depth, and five feet in height, which shall be uniform as to size and location throughout the mobile home park. All cabinets shall be kept clean and shall be maintained in a good condition on the exterior by the mobile home park proprietor or manager.
- (s) Fences on individual mobile home sites shall be uniform in height and shall not exceed 30 inches and shall be constructed in such a manner as to provide firemen access to all sides of each mobile home.
- (t) Every lot shall be provided with a substantial fly tight metal, in-the-ground garbage depository from which the contents shall be removed by the operator of the mobile home park in accordance with section 3:24 of this ordinance. Said depository shall be provided with suitable dry well drainage.
- (u) All fuel oil and gas tanks shall be located on each mobile home site in a uniform manner. All tanks shall be elevated on non-combustible stands placed on a concrete base if not of the underground type and shall comply with section 3:27(3) of this ordinance.
- (v) A greenbelt, eight feet wide, as herein before defined shall be located along all mobile home park property lines not bordering a public street.
- (w) The front yard and side yard adjacent to a public street shall be landscaped as per an approved plan and said landscaping shall be maintained in a presentable condition at all times.
- (x) No business of any kind, except the mobile home park business, shall be conducted in any mobile home building on the premises of a mobile home park.
- (y) Street and yard lights, sufficient in number and intensity to permit the safe movement of vehicles

and pedestrians at night, shall be provided and shall be effectively related to buildings, trees, walks, steps, and ramps. Said lighting shall be so located and arranged that it will not shine, reflect or glare into public streets or residential areas.

- (z) All electric lines leading to each mobile home space shall be underground and shall be provided with three wire balance 115,230, volts supply. When separate meters are installed, each meter shall be located on a uniform, standard post on the lot line of each mobile home space. Wiring shall comply with applicable local and state electrical codes.
- (aa) Each mobile home park should be provided with a park and recreational area having a minimum area of 100 square feet per mobile home space. Such areas shall be consolidated into usable areas.
- (bb) All required yards should be permanently landscaped and maintained with ground cover, trees, and shrubs.
- (cc) Each mobile home space should be provided with decks or patios of at least 200 square feet combined area.
- (dd) All mobile home lots are to be leased or rented only and are not to be sold individually.

Section 5:12-3—Procedure for plan approval.

Layout plans of proposed mobile home parks shall be prepared and submitted to the office of the city clerk for review and approval by the planning and zoning commission prior to construction. A description of the site location, with regards to highways and public or private streets shall accompany the layout plans.