

10) ARTICLE 10 – "MHP" – MANUFACTURED HOME PARK DISTRICTS

10.1 "Manufactured Home Park", "Manufactured Home Community", "Land-leased Community", or "Mobile Home Park" means any land upon which two or more mobile, manufactured, or modular homes, or a combination of such homes, are harbored on developed spaces with water, sewer, and electrical services, used as a dwelling, either free of charge or for a fee.

10.2 The Jasper County Zoning Commission shall not recommend, nor shall the Jasper County Board of Supervisors amend the zoning ordinance to designate any land in Jasper County as a "MHP" District unless and until all of the following documents for a proposed manufactured home park have been reviewed and approved by the Jasper County Zoning Commission in open public hearing.

10.2.1 A site plan of the proposed park showing all of the following:

10.2.1.1 Individual manufactured home space layout with:

10.2.1.1.1 Spaces designated as a single wide space required to have enough area to place a sixteen by eighty (16 x 80) foot single wide manufactured home and a twenty-four by twenty-four (24 x 24) foot detached garage and still maintain separation distances as required in this ordinance.

10.2.1.1.2 Spaces designated as a double wide space required to have enough area to place a thirty-two by eighty (32 x 80) foot double wide manufactured home and a twenty-four by twenty-four (24 x 24) foot detached garage and still maintain separation distances as required in this ordinance.

10.2.1.1.3 No manufactured home larger than sixteen (16) feet wide or eighty (80) feet long will be allowed on a single wide space, and no manufactured home larger than thirty-two (32) feet wide or eighty (80) feet long will be allowed on a double wide space, unless the individual space is large enough to maintain the required separation distances.

10.2.1.2 Location of all interior streets and utilities and their respective easements.

10.2.1.3 All access points to public roads.

10.2.1.4 Location of a storm shelter and all other common facilities.

10.2.1.5 Green screen buffer along adjoining property lines, and other green spaces.

10.2.2 Design plans by a licensed engineer for all of the following which meet the minimum requirements of the Jasper County Subdivision Ordinance, and which have been reviewed and approved by a licensed engineer designated by Jasper County (the cost of said review will be borne by the developer).

10.2.2.1 Streets, including access intersections with existing public roads.

10.2.2.2 Potable Water System

10.2.2.3 Storm Water Disposal System including any detention or retention ponds.

10.2.2.4 Sewage Disposal System

10.2.2.5 Electrical Delivery

10.2.2.6 Storm Shelter sized to accommodate three (3) persons per lot.

10.2.3 A copy of the rules and regulations for the proposed park and a copy of the lease agreement, all of which will meet the requirements of Iowa Code 562.B.

10.2.4 All manufactured homes placed in a "MHP" District will be installed according to Iowa Code 103A.9 and Iowa Administrative Code 661 – 16.621 through 661 – 16.626 inclusive. It shall be a county infraction for the owner and/or manager of any manufactured home park to allow any manufactured home to be installed in their park without first obtaining a Jasper County Building Permit.

10.2.5 Permitted Accessory Uses

10.2.5.1 Private garages with a maximum height of fifteen (15) feet to the highest point of the structure.

10.2.5.2 A utility building used for storage of lawn, garden, and other household equipment.

10.2.5.3 No accessory buildings are allowed in the front yard.

10.2.6 All structures over one hundred twenty (120) square feet shall be permanently placed on concrete foundations.

10.2.7 Any and all structures within the park that are placed on concrete foundations will be taxed as park owned property.

10.2.8 Separation Distances

10.2.8.1 Front Yard – Every structure placed in a "MHP" District will be set at least fifteen (15) feet away from the traveled portion of any interior park street, forty (40) feet from any county road right-of-way or adjoining property, and sixty (60) feet from any state right-of-way.

10.2.8.2 Side Yard – There will be at least ten (10) feet separating all manufactured homes or accessory structures on one (1) defined space from those on another defined space.

10.2.8.3 Rear Yard – There will be at least twenty (20) feet separating all manufactured homes or accessory structures on one (1) defined space from those on another defined space.

10.2.8.4 Accessory Buildings – Will be separated from the principal structure at least six (6) feet at any point.