

THE FLOYD COUNTY, INDIANA  
MANUFACTURED HOME PARKS ORDINANCE

ORDINANCE NO. FCO 09-2

WHEREAS, The Board of County Commissioners of Floyd County finds that a broader use of manufactured housing can be beneficial in meeting the housing needs of the residents of Floyd County; and

WHEREAS, the Board County Commissioners of Floyd County find that the standards contained herein can improve the public health, safety, convenience, and welfare and aid the future development of Floyd County,

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF FLOYD COUNTY THAT FLOYD COUNTY CODE READ AS FOLLOWS:

INTENT Section 1.01

The regulations as set forth herein, are made in order that adequate light, air, convenience of access, and safety from fire, flood, and other danger may be secured, that congestion in public roads may be controlled; and that the public health, safety, comfort, morals, convenience and general public welfare may be promoted.

DEFINITIONS Section 2.01

For the purpose of this Ordinance, certain terms and words used herein shall be interpreted and defined as follows: Words in the present tense include the future and vice-versa; words in the singular number include the plural number and vice-versa. The word "shall" is mandatory and not directory.

Where the terms are not defined, they shall have their ordinary accepted meanings within the context with which they are used. Webster's Third New International Dictionary of the English Language, Unabridged, copyright 1981, shall be considered as providing ordinary accepted meanings.

LICENSED MANUFACTURED HOME PARK A tract of land on which two or more manufactured units are located.

PUBLIC RECREATION AREA An area set aside for recreational use. Said area may contain play ground equipment, swimming pool, game courts, etc. and is reserved for park occupants.

MANUFACTURED HOME PARK Section 3.01

MANUFACTURED HOME PARKS SHALL BE CONSIDERED A CONDITIONAL USE. THE PLANS FOR THE PARK SHALL BE DRAWN TO SCALE AND MUST BE CERTIFIED BY A REGISTERED ENGINEER OR ARCHITECT LICENSED TO PRACTICE IN THE STATE OF INDIANA. THE FOLLOWING MINIMUM STANDARDS SHALL APPLY:

1. No tract of land containing less than ten (10) acres shall be used for a Manufactured Home Park.
2. The Manufactured Home Park shall be divided into lots and an accurate plat shall be available at the Manufactured Home Park Office indicating the size and location of each lot.
3. Each Manufactured Home Park shall provide a public recreation area or areas for the use of the park occupants, equal in size to at least ten (10) percent of the total park area. Streets, parking area, and park service area shall not be included in the required recreational area.
4. No Manufactured Home site shall be rented in any Manufactured Home Park, except for periods of thirty (30) days or longer.
5. An occupied Manufactured Home shall not be allowed to remain in a Manufactured Home Park unless parked on a lot with utility services.
6. In considering the plans for the Manufactured Home Park as a Conditional Use, the Plan Commission and the Board of Zoning Appeals shall give due consideration to need and desirability of screening to afford protection to adjoining property, and if in the opinion of either body, such screening is needed, the requirements for it shall be incorporated in the proposed park plans and made a part of the same.

7. No Manufactured Home and/or Mobile Home in any Park shall be located closer to the Right of Way of the adjoining road serving the Park than sixty (60) feet and no Home shall be closer to any required screening, or Park boundary than twenty (20) feet.
8. The distance between a Manufactured Home and/or Mobile Home and another Manufactured Home and/or Mobile Home or any structure in the Park shall not be less than twenty (20) feet.
9. Every Manufactured Home and/or Mobile Home site shall have a MINIMUM width of fifty (50) feet and a minimum area of five thousand (5000) square feet. Up to fifty (50) percent of the sites in a Park may have a width of less than fifty (50) feet, provided the total area is five thousand (5000) square feet and all side line set back requirements are met. Their regulation is intended to limit site development to a maximum of six (6) per gross acre and plans which exceed this density will not be approved.
10. Every Manufactured Home and/or Mobile Home in a Park shall have permanent type skirting installed. Said skirting shall be tight enough to prevent the use of the area under the Home as a harbour or den for rodents or other animals.
11. Fuel storage tanks in a Park shall meet the requirements of the Indiana State Fire Marshal's Office.
12. Every Park shall provide two (2) paved off street parking places for each Home site.
13. Overflow parking shall be provided at the rate of one (1) space for each three (3) units.
14. Coin operated laundries, laundry and dry cleaning pick-up stations and other commercial convenience establishments MAY be permitted in Parks provided:
  - a. They are subordinate to the residential character of the Park.
  - b. The establishments and parking area related to their use shall not occupy more than five (5) percent of the total Park area.
  - c. They are located, designed, and intended to serve only the needs of the persons living in the Park.

d. The establishments shall present no visible evidence of their commercial nature to areas outside the Park.

e. Community buildings shall be located at least fifteen (15) feet from any Home.

15. Every Manufactured Home and/or Mobile Home site shall be provided with a stand consisting of either a concrete slab or two (2) concrete ribbons of size and thickness adequate to support the maximum anticipated load during all seasons. When concrete ribbons are used, the area between the ribbons shall be filled with crushed rock or gravel to a depth of at least four (4) inches. Park developers may provide concrete footers, adequate to support the anticipated loads and extending below the local frost line in lieu of pads or ribbons.

16. Each Park shall provide either one central waterproof structure available to all Home sites or a single waterproof structure for each Home site suitable for the storage of goods, and the usual effects of persons occupying the Park. Storage of unlicensed or inoperative vehicles within the park boundaries is specifically prohibited.

17. The Manufactured Home Park owner and/or operator shall be responsible for satisfactory storage, collection and disposal of refuse.

18. All exterior Park lights shall be so located and shielded as to prevent direct illumination of any areas outside the Park.

19. The streets and walks of the Park shall be lighted in accordance with minimum lighting requirements.

Minimum lighting shall be one sixty-watt bulb located at intervals of 100 feet along the street and walk and hung at a height of 15 feet above the street or walk with such additional lights as might be required because of natural or artificial obstructions.

20. All utility lines serving a Park shall be located underground. Overhead wiring for any purposes shall not be approved.

21. Design of sanitary facilities for the Park shall be approved by the Indiana State Board of Health and the New Albany-Floyd County Health Department and inspected for compliance with the design after installation and prior to use. Sewage disposal systems which require the use of lateral fields or absorption beds shall not be permitted.

22. Roadways within all Parks shall have curbs and gutters. Minimum width shall be twenty-four (24) feet measured from the back of the curbs. Surface shall be compacted asphaltic concrete or concrete. Sidewalks with a minimum width of thirty (30) inches shall be installed on both sides of said roadway. Sidewalks shall be of the same material as roadway surface.

23. The main entrance to any Park shall be no less than sixty (60) feet in width. Parking shall not be permitted on the main entrance roadway.

24. No Manufactured Home and/or Mobile Home shall be located less than ten (10) feet from any roadway in the Park.

25. Every Park operator shall provide the Floyd County Plan Commission with a copy of the proposed Rules and Regulations for his Park. Every Park shall include in the Rules and Regulations a prohibition against "on street" parking.

26. Manufactured Home Parks sites shall meet all requirements of the Floyd County Commission and Board of Zoning Appeals and shall be approved by the Indiana State Board of Health before construction begins.

27. A Manufactured Home Park shall not be operated without first obtaining a license from the Indiana State Board of Health.

FLOOD PRONE AREA Section 2.01

Manufactured homes to be placed in manufactured home parks or subdivisions on existing pads are required to be elevated to the recommended flood protection grade of that district and be properly anchored in accordance with the standards outlined in "Manufactured Home Standards" found in the Floyd County Manufactured Homes Ordinance.

No longer are new placements of manufactured homes into existing parks or subdivisions "grandfathered in". New placements must be properly elevated and anchored or else be granted a properly administrated Variance in accordance with provisions of Ordinance FCO 87-6.

With respect to any Manufactured Unit located or to be located in the flood plain district, the Plan Commission shall not issue any permit, license or variance for the location or occupancy thereof until such time as proper notice, to be included withing the lease, deed or purchase contract, is given to the owner or purchaser of such manufactured home disclosing the fact that such structure is located within a flood hazard area.

SEVERABILITY CLAUSE Section 3.01

If any section, subsection, paragraph, sentence, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this Ordinance. It is being expressly declared that this Ordinance and each section, subsection, paragraph, sentence, clause and phrase would have been adopted regardless of the fact that any one or more sections, subsections, paragraphs, sentences, clauses or phrases be declared invalid or unconstitutional.

EFFECTIVE DATE Section 4.01

This Ordinance shall take effect upon its passage by approval of the Board of County Commissioners, County of Floyd, Indiana.

REPEALER Section 5.01

An amendment to Ordinance No. A67-4 classifying, regulating, and restricting, the use of mobile homes, compact homes, and mobile home parks in the unincorporated territory of Floyd County adopted February 21, 1970 and all ordinances or parts thereof that are in conflict with the terms and conditions of this ordinance are hereby repealed.

ADOPTED this 19<sup>th</sup> day of DECEMBER, 1989.

BOARD OF COMMISSIONERS:  
THE COUNTY OF FLOYD

Edmund R. Khable  
Member, Mr. Edmund R. Khable, President

Carl Percy, Jr  
Member, Mr. Carl Percy, Jr

Charles S. Zipp  
Member, Mr. Charles Zipp

ATTEST:

Beth Shoup  
Floyd County Auditor