

6.11 - RM-3, RM-4, AND RM-5 MANUFACTURED HOME PARK DISTRICTS

6.11.1 GENERAL DESCRIPTION:

- 6.11.1.1 The regulations established in this subsection are intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Manufactured home parks thus established would be characterized by a unified building and site development program.
- 6.11.1.2 District regulations shall be as outlined in the following paragraphs and shall be the same for RM-3, RM-4, and RM-5 districts except for the dwelling unit density permitted in each district.
- 6.11.1.3 Each manufactured home park shall be compatible with the surrounding or adjacent districts. Such compatibility shall be determined by the Planning Commission by review of development plans for the district. Any use considered on review shall be judged by the Planning Commission to be an integral and necessary function in the design of the manufactured home park.

6.11.2 GENERAL PROVISIONS:

- 6.11.2.1 The manufactured home park shall be located on a well-drained site, properly graded to insure rapid drainage and freedom from stagnant pools of water.
- 6.11.2.2 No building or structure erected or stationed in the park shall have a height greater than one (1) story or fifteen (15) feet.
- 6.11.2.3 A manufactured home park shall be entirely enclosed, exclusive of driveways, at its external boundaries by an opaque wall not less than seven (7) feet in height or an opaque buffer yard, as described in Section 12.4 in this code.
- 6.11.2.4 Each Manufactured Home Park shall be permitted a sign as described in Article VII, Sign Regulations.
- 6.11.2.5 Each manufactured home space shall be of sufficient size that, in addition to the manufactured home, the following areas shall be provided:
 - A. Each manufactured home space shall be at least thirty (30) feet wide and such space shall be clearly defined by permanent markers;

- B. There shall be a front yard setback of ten (10) feet from all access roads within the manufactured home park;
- C. Manufactured homes shall be so harbored on each space so that there shall be at least a twenty (20) foot clearance between manufactured homes, provided, however, with respect to manufactured homes parked end-to-end, the end-to-end clearance shall be not less than twelve (12) feet. No manufactured home shall be located closer than twenty (20) feet from any building within the manufactured home park;
- D. Parking spaces may be located in the rear or side yard of said manufactured home space; and
- E. Each manufactured home space shall be provided with a paved patio of at least two hundred (200) square feet and having a storage locker of at least one hundred (100) cubic feet. Storage lockers may be located in locker compounds.

6.11.2.6 Common Parking, Access Points, Access Roads, Trailer Spaces, and Walkways:

- A. Access roads within a manufactured home park shall be paved to a width of not less than twenty-four (24) feet. Where access roads are paved to a width of thirty-two (32) feet or more, the required guest parking area shall be waived;
- B. Manufactured home spaces may abut upon a driveway of not less than twenty (20) feet in width, which shall have unobstructed access to the access road within the manufactured home park. The sole vehicular access shall not be by the alley, and all dead-end driveways shall include adequate vehicular turning space or a cul-de-sac;
- C. All access roads and driveways shall be constructed with a 6-inch stone base and a 2-inch layer of asphalt. Extruded concrete roll curbs, the face of which shall not be less than 5½ inches high, shall be installed along the entire length of all such access roads;
- D. A minimum of six (6) inches of compacted gravel or other suitable pavement material shall be installed for each manufactured home space. Size of pads shall be as follows:
 - 1. 5% - 10' x 40' or larger
 - 2. 90% - 10' x 50' or larger
 - 3. 5% - 10' x 60' or larger

E. Walkways not less than two (2) feet wide shall be provided from the manufactured home spaces to service buildings.

6.11.2.7 Each manufactured home space shall be provided with a connection to a sanitary sewer line.

6.11.2.8 A park and recreation area with a minimum of one hundred fifty (150) square feet for each manufactured home space shall be provided. Areas shall be consolidated into usable areas with minimum dimensions of not less than thirty (30) feet.

6.11.2.9 Each manufactured home park shall be provided with a management office and service buildings as necessary to provide facilities for mail distribution, storage space for suppliers, maintenance materials and equipment, and laundry facilities. Outside laundry drying yards shall be enclosed with a six (6) foot high solid fence.

6.11.2.9.1 Trailers, with or without toilet facilities, that cannot be connected to a sanitary sewer line shall not be permitted in a manufactured home park.

6.11.2.10 Prohibited Uses:

A. Cabanas and other similar enclosed structures are prohibited; and

B. Manufactured homes shall not be used for commercial, industrial, or other non-residential uses within the manufactured home park.

6.11.2.11 Each manufactured home shall have a non-combustible, corrosive resistant skirt extending from the bottom of the manufactured home to the pad pavement. Said skirt shall be provided with an access way with a door measuring at least eighteen (18) inches by twenty-four (24) inches; and the skirt shall be constructed to prohibit insect and rodent infestation.

6.11.3 AREA REGULATIONS:

All buildings and manufactured homes shall be set back from street right-of-way lines and the periphery of the project to comply with the following requirements:

6.11.3.1 No manufactured home park shall be established to occupy less than five (5) acres nor contain less than twenty-five (25) manufactured home spaces at the time of first occupancy. However, the park, upon completion, must be designed for a minimum of fifty (50) manufactured home units.

6.11.3.2 The manufactured home park shall be subject to the density provisions of the district in which it is located, provided, however, there shall be not less than three thousand (3,000) square feet of lot area for each space provided

on the site. This space ratio shall include access roads, automobile parking, accessory building space, and recreational area.

6.11.4 DENSITY:

With net area being calculated on the basis of total area less all access roads and driveways, common parking space and accessory building space.

6.11.4.1 RM-3 DISTRICT: Maximum density shall be four (4) manufactured homes per net acre.

6.11.4.2 RM-4 DISTRICT: Maximum density shall be eight (8) manufactured homes per net acre.

6.11.4.3 RM-5 DISTRICT: Maximum density shall be ten (10) manufactured homes per net acre.

6.11.5 ADMINISTRATIVE PROCEDURE FOR MANUFACTURED HOME PARK DEVELOPMENT:

6.11.5.1 Application shall be made to the Planning Commission for rezoning to RM-3, RM-4, or RM-5 in accordance with the regulations set forth in Article XIV of this Code. Any application shall be accompanied by:

- A. A general site plan showing tentative street plans, public facilities, building arrangements, and manufactured home space locations.
- B. Preliminary sketches and specifications showing the proposed architectural design and type of construction.

6.11.5.2 Within one year after an area is rezoned RM-3, RM-4, or RM-5 there shall have been filed with the Planning Commission a written application for review and approval. Said application shall be accompanied by the following information:

- A. The application shall be accompanied by an overall development plan showing the use or uses, dimensions and locations of proposed streets, parks, playgrounds, school sites, and other open spaces, with such other pertinent information as may be necessary to determine the contemplated arrangement or use which makes it acceptable to develop a manufactured home park as proposed;
- B. Where several buildings are to be constructed, architectural sketches and data should be provided to insure an aesthetically-acceptable design for all buildings;
- C. At least the following construction plans must be submitted: profiles of proposed streets, sanitary sewers and storm water

sewers with grading sizes and elevations indicated, proposed water distribution system showing pipe sizes, location of valves and fire hydrants, and complete grading plan; and

- D. The proposed development plan and all construction plans shall be prepared by and have the seal of an architect or engineer duly registered to practice in the State of Tennessee.

6.11.5.3 The Planning Commission shall review the proposed development and forward its recommendation to the Board of Commissioners which shall review and may, by resolution, give final approval or reject the proposed development:

- A. The Planning Commission shall review the conformity of the proposed development recognizing principles of civic design, land-use planning and landscape architecture. The final design must conform with the original application to the satisfaction of the Planning Commission.
- B. The Planning Commission and the Board of Commissioners may impose conditions regarding layout, circulation, and performance of the proposed development and may require that appropriate deed restrictions be filed.
- C. No building permit or zoning compliance permit shall be issued until a final plat of the proposed development is approved by the Board of Commissioners and recorded. No occupancy permit shall be issued until the Chief Building Official has determined that the project, as constructed, meets all the requirements of the approved plan. The tract or parcel of land involved must be either in one ownership or the subject of an application filed jointly by the owners of all the property.
- D. The proposed development must be designed to produce an environment of stable and desirable character not out of harmony with its surrounding neighborhood and must provide standards of open space and areas for parking adequate for the occupancy proposed. It must include provisions for recreation areas to meet the anticipated population.
- E. A plat of the development shall be recorded in the office of the appropriate county Registrar of Deeds and shall show building lines, common land, streets, easements, and other applicable features required by the Johnson City Regional Planning Commission's Subdivision Regulations for final subdivision plats, provided, however, that the approval of said plat does not

constitute the approval of a subdivision within the meaning of the Subdivision Regulations.

- 6.11.5.4 Upon abandonment of a particular project authorized by this Section or upon the expiration of three (3) years from the authorization hereunder of a manufactured home park which has not by then been completed (or commenced and an extension of time for completion granted), the authorization shall expire and the Planning Commission shall consider whether to extend the RM zoning, to rezone the property to the zoning district that existed prior to the current zoning, or to apply a different and more appropriate zoning classification. Should the Planning Commission extend the RM zoning, such extension shall be reviewed after one (1) year.
- 6.11.5.5 Failure to file an application for review and approval of the Manufactured Home Park within one (1) year of the RM-3, RM-4, and RM-5 zoning shall require review of the zoning by the Planning Commission as stipulated in Subsection 6.11.5.4.

6.11.6 MANUFACTURED HOME PARKS WHICH PROVIDE FOR THE SALE OF INDIVIDUAL LOTS:

Manufactured home park developments which are intended to provide for the sale of individual lots are authorized within the RM-3, RM-4, and RM-5 Zoning Districts provided the following regulations are satisfied:

- 6.11.6.1 General Requirements:
The proposed development must satisfy the requirements set forth in Subsection 6.11.1 of this Zoning Code.
- 6.11.6.2 Preliminary Plan Requirements:
Application for rezoning to RM-3, RM-4, or RM-5 shall include a Concept Plan which meets the requirements of the Subdivision Regulations, provided all manufactured home developments shall be served by a sanitary sewer system and all streets shall be public streets constructed in conformance with the Subdivision Regulations.
- 6.11.6.3 Final Plat Requirements:
Within one (1) year from the date of preliminary approval, unless an extension of time is applied for and approved by the Planning Commission, the developer shall submit to the Planning Commission a final plat which shall:
 - A. Conform to the requirements of the Subdivision Regulations; and
 - B. Contain certified copies of all deed restrictions, covenants, owner association agreements (if any), etc. which provide for the maintenance of any common use recreation or service facilities.

Upon final approval by the Planning Commission and all necessary certifications, the original copy of the final plat shall be maintained by the Planning Commission with other subdivision plats. A copy of the approved final plat shall be provided to the developer for recording in the office of the County Registrar.

6.11.6.4 Area Requirements:

- A. A manufactured home park development which provides for the sale of individual lots shall occupy a site not less than five (5) acres in area;
- B. The maximum density of the development shall conform to the requirements of Subsection 6.11.4. In no case shall a lot contain less than 3,000 square feet of area;
- C. Each manufactured home lot shall have a minimum of thirty (30) feet frontage on a public street and a minimum lot width of thirty (30) feet; and
- D. Each manufactured home lot shall contain a paved pad which is no smaller in width or length than the manufactured home to be placed on said pad. Each pad shall be no closer than ten (10) feet to each side lot line and no closer than thirty (30) feet to any public right-of-way. Rear yard setback shall be no less than six (6) feet, except that all setbacks from the periphery of the manufactured home development shall be at least thirty (30) feet.

6.11.7 SIDEWALK REQUIREMENT:

Sidewalks shall be required for all multi-family developments along their public street frontages in accordance with Article IX, Sidewalk Regulations, and The Standards of Design for Streets and Drainage.