

**CITY OF GRAYSON, KENTUCKY
PLANNING AND ZONING REGULATIONS**

ARTICLE 12

MOBILE HOME PARK ZONE

ESTABLISHED BY: ORDINANCE #13-2001 on NOVEMBER 6, 2001

AMENDED: NONE

12.1 INTENT.

The intent of the Mobile Home Park Zone (MHP) is to permit the establishment of mobile home parks (including mobile home courts and subdivisions) in areas zoned R-3 and convenient to major traffic arterials to provide the maximum compatibility between the adjacent uses and the mobile home park zone. A mobile home park is defined as any plot of ground on which two or more trailer coaches, occupied for dwelling or sleeping purposes, are located.

12.2 PERMITTED USES.

The uses permitted in a MHP Zone are Mobile Home Parks and those uses and structures which are customarily accessory, clearly incidental, and subordinate to a Mobile Home Park, and conducted for the residents of the Park, such as playgrounds, swimming pools, tennis courts, community centers, self-service laundries, snack bars and commissaries, and nursery schools, day nurseries, and child care centers for five (5) or more children (provided there is a fenced and screened play area).

12.3 LOCATION STANDARDS.

The following location standards shall be met:

- 12.31 A Mobile Home Park shall have a minimum of two hundred (200) feet frontage on a street designated by the Commission as an arterial or collector street and shall have its principal access to and from said street.
- 12.32 Each proposed Mobile Home Park shall be well drained and properly graded to ensure proper drainage, shall have water service, sanitary sewer service, and shall be located so as to provide for the availability of community facilities and services such as schools, parks, shopping facilities, and police and fire protection.
- 12.33 Each individual mobile home must have a storage building of at least 5'X5' for the mobile home. The building must be erected no later than ninety (90) days after occupancy.

12.4 MINIMUM DESIGN STANDARDS.

- 12.41 There shall be a minimum of two thousand (2,000) square feet for each mobile home space and a maximum overall density not to exceed twelve (12) units per gross acre.

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- 12.42 Each mobile home space shall have a minimum of twenty-five (25) feet of frontage on an improved access road or driveway and the average width of all spaces shall not be less than twenty-five (25) feet.
- 12.43 Each mobile home shall be located at least ten (10) feet from any access road or driveway. Each mobile home shall be located at least twenty (20) feet from any other mobile home, except that the end-to-end clearance shall be not less than twenty-five (25) feet.
- 12.44 All access roads and driveways within a Mobile Home Park shall be paved to a width of not less than twenty-two (22) feet and shall be improved in accordance with the requirements of the City or County Engineer, whichever is appropriate.
- 12.441 There shall be provided on the same space with the mobile home, or on a lot contiguous thereto, at least one off-street parking space.
- 12.442 The required parking spaces may be located within the access road or driveway, if the width of such access road or driveway is increased to a minimum of twenty-eight (28) feet.
- 12.443 Cabanas and other similar permanent structures may be erected in conjunction with a trailer parking space and shall not be closer to any other such structure or any mobile home other than the one it is intended to serve than the minimum distance required between mobile homes.
- 12.444 The maximum height of any structure in a MHP zone shall be twenty-five (25) feet.
- 12.445 No vehicular entrance/ exit from any Mobile Home Park shall be within the two hundred (200) feet from any property line of any lot containing a school, public playground, church, hospital, library, or institution for dependents or for children, except where such building or property is in another block or fronts on a street on which such park will have no entrance or exit.
- 12.45 Skirting or underpinning must be in place around mobile home at least thirty (30) days after occupancy.

12.5 PROCEDURE.

The procedure for obtaining a zoning map amendment to the MHP Zone shall be the same as provided in Article 7 hereinabove and, in addition, as follows:

- 12.51 Preliminary Development Plan Required. A preliminary development plan shall be submitted with the application for a zoning map amendment with the information as specified in Article 16 hereinbelow and, in addition, the location and dimensions of all mobile home spaces and recreation areas.

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12.52 Final Development Plan Required. Within one (1) year of final approval by the appropriate legislative body of any MHP Zoning Map amendment, unless an extension is granted by the Commission, the applicant shall submit a final development plan to the Commission for its review and approval; otherwise, an application to change the MHP Zone to its previous zone or other appropriate zone shall be filed by the Commission as provided by Article 7 hereinabove. The final development plan shall show the information as requested by Article 16 hereinbelow and, in addition, the exact location and dimensions of all mobile home spaces and recreation areas. The Commission shall approve a final development plan with such conditions as are found necessary to comply with this Ordinance, if any, within ninety (90) days after the applicant submits his development plan.

12.521 Building Permit Required. No building permit shall be issued until the Commission has approved a final development plan and certified to the Building Inspector or Code Enforcement Officer. The approved final development plan shall limit and control the issuance of all building permits and shall restrict the construction, location, and uses of all land and structures to all conditions set forth in the plan. Amendments to the plan can be made only by official Commission action.

12.522 Construction Deadline. If construction is not initiated within one (1) year from the date of approval of the final development plan by the Commission, an application to change the MHP Zone to its previous zone, or other appropriate zone, may be filed by the Commission as provided under Article 6 hereinabove.

12.6 NON-CONFORMING MOBILE HOME PARKS.

All mobile homes in existence within the corporate limits of the City of Grayson on the date of passage of this ordinance and which cannot be brought into compliance with the provisions of this ordinance shall fall under Article 4, Non-Conforming Uses, Structures and Premises.

It is further provided that existing mobile home parks legally operating at the time of passage of this Ordinance may continue to operate, but shall be required to maintain a lot size of two thousand (2,000) square feet per mobile home and comply with other provisions of this Article. Existing occupants will be allowed to remain, but as the occupants move out, no new residents will be permitted until the park meets the two thousand (2,000) square feet per trailer lot size.

The owners of all mobile home parks or courts operating at time of passage of this Ordinance shall, within one (1) year of the date of passage, present to the Planning Commission a development plan (pursuant to Article 16) for their mobile home park. The development plan shall indicate the manner in which compliance with this article will be met as existing occupants move out. In any event, all mobile home parks shall comply with the provisions of this ordinance within five (5) years of its passage.

SEE ALSO, ARTICLE 20; DEFINITIONS