

## CHAPTER 153: MANUFACTURED HOME PARKS

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### § 153.01 INTENT.

It is the intent of these regulations to encourage the proper placement of manufactured home parks throughout the county while improving the aesthetics and general life safety standards for housing in the county.

(Ord. 11-09, passed 7-21-09; Am. Ord. 04-10, passed 5-25-10)

### § 153.02 SCOPE.

Those persons desiring to develop a manufactured home park shall be required to follow the procedures and regulations listed herein:

(A) The developer shall be required to obtain all required state permits as provided in KRS 219.310 to 219.40 and 902 KAR Ch. 15.

(B) In addition to the state regulations, the developer shall be required to meet the full requirements of the City of Morehead, Rowan County and City of Lakeview Heights Planning Commission. Compliance shall include all requirements as if for a major subdivision with property fronting onto a road with a minimum 18 feet wide of pavement, fire flow shall be provided, street and utility construction, and the like.

(C) Any portion of this standard shall not contradict or be less than the minimum requirements of the State Fire Marshal and/or the State Licensing Office for manufactured home parks.  
(Ord. 11-09, passed 7-21-09; Am. Ord. 04-10, passed 5-25-10)

### § 153.03 REQUIREMENTS.

Manufactured home parks shall meet all applicable requirements of the land use regulations and subdivision regulations in addition to the state requirements as provided in KRS 219.310 to 219.40 and 902 KAR Ch. 15. A manufactured home park SHALL NOT be permitted unless it can be connected to a municipal sewage disposal system or a septic system approved by the Rowan County Health Department.

(Ord. 11-09, passed 7-21-09; Am. Ord. 04-10, passed 5-25-10)

### § 153.04 DEFINITIONS.

(A) For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

**APPROVED.** Acceptable to the authority having jurisdiction.

**AUTHORITY HAVING JURISDICTION.** The organization, office or individual responsible for approving equipment, materials, an installation or a procedure. (county: staff designee and/or city: City Planner).

**DWELLING UNIT.** One or more habitable rooms designed to be occupied by one family with facilities for living, sleeping, cooking, eating and sanitation.

**MANUFACTURED HOME.** A structure that is transportable in one or more sections and this in the traveling mode is eight body feet or more in width and 40 body feet or more in length or when erected on site is 320 square feet or more. This structure is built on a permanent foundation when connected to the required utilities, which include plumbing, heating-air conditioning and electrical systems contained therein. **MANUFACTURED HOMES** were formerly referred to as mobile homes or trailer coaches.

**MANUFACTURED HOME COMMUNITY.** Subdivision - Individual property ownership.

**MANUFACTURED HOME PARK.** A parcel of land with sites available to the public in which three or more manufactured home lots are occupied or intended for occupancy by manufactured homes, modular homes or any residential structure not wholly site built and including its accessory building or structures and accessory equipment for the exclusive use of the occupants.

**MANUFACTURED HOME PARK.** Used for rental only, not individual ownership of land. (exemption: park owner).

**MANUFACTURED HOME SITE.** A parcel of land for the accommodation of one manufactured home its accessory building or structures and accessory equipment for the exclusive use of the occupants.

**MUNICIPAL SEWAGE DISPOSAL SYSTEM.** A system controlled and operated by a local municipal government entity.

**PARK MANAGEMENT.** The person or entity who owns a development or has charge, care or control of a park (e.g., park, estate or subdivision).

(B) Manufactured homes prior to 1976 that were not built to HUD or Energy Standards will not be permitted in the park settings.  
(Ord. 11-09, passed 7-21-09; Am. Ord. 04-10, passed 5-25-10)

**§ 153.05 MANUFACTURED HOME PARK REQUIREMENTS.**

Before an application for a manufactured home park can be considered, the following conditions shall be verified by the City of Morehead, Rowan County, and City of Lakeview Heights Planning Commission.

(A) Manufactured home communities shall be required to be developed in accordance with all applicable land use ordinances and subdivision regulations as a major subdivision meeting the preliminary and final plat requirements.

(B) A comprehensive development plan shall be submitted in accordance with the guidelines set forth in the subdivision regulations.

(C) The appropriate land use designation, "Manufactured Housing Single Family Dwelling", shall be listed for property planned for such parks.

(D) Manufactured home parks shall only be permitted where connection to a municipal sewage disposal system or a septic system that is approved by the Rowan County Health Department.

(E) Manufactured home parks, as with other major subdivisions, shall only be permitted on county roads that have a minimum of 14 feet of pavement width or state roads that have a minimum of 18 feet of pavement width.

(F) Minimum acreage required for a manufactured home park shall be three acres, with a maximum acreage per manufactured home park of ten acres.

(G) Maximum number of no more than four manufactured home sites per acre, with proper fire code setbacks.

(H) Every home site shall be provided with a minimum of one 26-foot by 26-foot paved off street parking space.

(I) Manufactured home parks shall provide a 20-foot wide street that meets the requirements of the Rowan County road ordinance.

(J) Sidewalks will not be required in a manufactured home park.  
(Ord. 11-09, passed 7-21-09; Am. Ord. 04-10, passed 5-25-10)

#### § 153.06 SUBMITTAL REQUIREMENTS.

(A) *Application for development approval.* Applications for approval of a manufactured home park shall be submitted to the Planning and Development Office by the set deadlines for submittals. All applications shall be required to be reviewed by the Development Review Team, Planning Commission Work Session and Planning Commission Business Session. The following items shall be submitted at the time of making application:

(1) The developer shall be required to file preliminary and final plats;

(2) A comprehensive development plan complying with all requirements set forth in the subdivision regulations; and

(3) A complete copy of the submittal packet as required by state regulations as set forth in 815 KAR 25:050, 815 KAR 25:060, 815 KAR 25:070, 815 KAR 26:080, and 815 KAR 25:080 for the Cabinet for Human Resources shall be provided to the Planning Office.

(B) *Submission of a construction plan.*

(1) Each application for a permit to construct or alter a manufactured home park shall be accompanied by a complete plan, drawn to scale of the proposed park or alteration. The plan shall show all items required by the subdivision regulations as well as all existing and proposed facilities including:

(a) The area and dimension of the tract of land being developed;

(b) The number, location and size of all manufactured home lots;

(c) The area within each manufactured home lot intended for location of a mobile home and setback distances;

(d) A detailed drawing of the foundation for the placement of the manufactured home stand within the manufactured home lot;

(e) The location and width of roadways, driveways and walkways;

(f) The number, location and size of all off-street automobile parking spaces;

(g) The location of park street lighting and electrical system;

(h) A detailed drawing of the water supply, if source is other than public;

(i) A detailed drawing of the sewage disposal facilities, including specifications;

(j) A detailed drawing of the refuse storage facilities;

(k) The location and size of water and sewer lines and riser pipes;

(l) The size and location of any playground areas within the park, if provided;

(m) A separate floor plan of all buildings and other improvements constructed or to be constructed within the manufactured home park including a plumbing riser diagram; and

(2) Parks shall be developed in one phase.

(Ord. 11-09, passed 7-21-09; Am. Ord. 04-10, passed 5-25-10)

**§ 153.07 LOCATION AND GENERAL LAYOUT STANDARDS.**

(A) *General layout.*

(1) Every manufactured home and manufactured home park shall be located on a well-drained area, not subject to recurring flooding and the premises shall be properly graded to prevent the accumulation of storm or other waters. Manufactured housing shall not be permitted to be placed or constructed within the established floodplain or floodway as determined by the County Floodplain Administrator.

(2) Each manufactured home or lot shall be numbered and displayed in some systematic order as established by E-911

(3) *Site and dimensional requirements.*

Minimum site:	10,890
Minimum lot width:	60 feet (50 feet on cul-de-sacs measured at the front property line)
Maximum building height:	30 feet
Front yard:	25 feet from the front lot line
Side yard:	10 feet from lot line
Rear yard:	10 feet from lot line

(4) All manufactured homes shall be located at least 25 feet from any park property boundary line abutting upon a public street or highway and at least ten feet from other park property boundary lines.

(5) All lots shall abut upon a park street. All park streets shall be constructed in accordance with the road specifications of the Rowan County Administrative Code. Parking shall not be permitted on county roads. Owner shall be responsible for placement of no parking signs.

(6) Park street, driveways and walkways shall be all weather construction, maintained in good condition, have natural drainage, relatively free of dust and shall be maintained free of holes.

(7) The area of the manufactured home stand shall be improved to provide an adequate foundation for the placement of the manufactured home. The mobile home stand shall not heave, shift or settle unevenly under the weight of the manufactured home due to frost action, inadequate drainage, vibration or other forces acting on the superstructure.

(8) The proposed site for placement of manufactured homes shall be graded to provide a maximum height for the home of 48 inches above grade measured from the pad grade to the underside of the chassis.

(B) *Lighting within the park.* A minimum equivalent to a 150 watt metal halide type light or any energy efficient green lighting shall be provided at park entrances, intersections and at intervals of 200 feet within the park.

(C) *Marking of underground utility lines.* The location of all underground electrical cables, gas piping, water piping and sewer lines that are buried within four feet of the perimeter of the site's largest planned manufactured homes shall be indicated by an aboveground sign(s) or underground marker tapes

identifying the proximity of the lines. A plot plan showing the "as built" location of underground utility lines shall be available for installations in multiple site facilities.

(D) *Park electrical distribution systems.* Every park shall contain an electrical system consisting of wiring, fixtures, equipment and appurtenances installed and maintained pursuant to the requirements of the Public Protection and Regulation Cabinet for underground electrical systems.

(E) *Park water supply.*

(1) The water supply shall be potable, adequate and from an approved public supply of a municipality or water district.

(2) No physical connection shall be made between an approved public water supply and unapproved water supply.

(3) Water distribution lines and connections shall comply with the state plumbing code.

(4) Water supplies for fire department operations shall be as required by the authority having jurisdiction. Fire-flow shall be provided to the manufactured home park/community.

(5) Where provided, hydrants shall be located along community streets or public ways within 500 feet of all homes and building and shall be readily accessible for fire department use. Hydrant-hose coupling threads shall meet national standard threads or shall conform to those used by the local fire department if different than those specified in NFPA 1963.

(F) *Park sewage and waste disposal.*

(1) All sewage and waste matter shall be disposed of into a municipal sewer system or a septic system or a septic system approved by the Rowan County Health Department.

(2) The sewer connection between the manufactured home and the sewer riser opening shall have a nominal inside diameter of at least three inches with a slope of at least one-fourth inch per foot. All joints shall be watertight.

(3) The sewer outlet shall be capped when not in use.

(4) Manufactured home park sewer systems and connections shall comply with the state plumbing code.

(G) *Storage, collection and disposal of park refuse.*

(1) The permit holder shall be responsible for storage and disposal of refuse.

(2) The storage, collection and disposal of refuse in the park area shall be constructed to not create a health, safety or fire hazard, rodent harborage, insect breeding area or cause air pollution.

(3) All refuse shall be stored in fly tight, watertight, rodent proof containers, which shall be conveniently located near each manufactured home lot. Containers shall be provided in sufficient number and capacity to properly store all refuse.

(4) Approved container storage location shall be provided and shall be designed and maintained to not create a nuisance.

(5) All refuse containing garbage shall be collected at least once a week or more often, if necessary. If suitable collection service is not available from municipal or private agencies, the owner or operator shall provide this service. All refuse shall be collected and transported in covered, leak-proof containers or vehicles.

(6) All refuse and waste collected at a park shall be disposed in a safe and sanitary manner approved by the Natural Resources and Environmental Protection Cabinet.

*(H) Insect and rodent control within the park.*

(1) Grounds, buildings and structures shall be maintained free of insects and rodent harborage and infestation. Approved extermination methods and other measures to control insects and rodents shall be used.

(2) Parks shall be maintained free of accumulation of debris which may provide rodent harborage or breeding places for flies, mosquitoes and other pests.

(3) Storage areas shall be maintained to prevent rodent harborage. Lumber, pipe and other building materials shall not be stored on premises.

(4) If the potential for insect and rodent infestation exists all exterior openings in or beneath any structure shall be appropriately screened with wire mesh or other suitable materials.

(5) Parks shall be maintained to prevent the growth of ragweed, poison ivy, poison oak, poison sumac and other noxious weeds considered detrimental to health. Parks shall be maintained free of heavy vegetative growth of any description.

(Ord. 11-09, passed 7-21-09; Am. Ord. 04-10, passed 5-25-10)



**§ 153.08 LIFE SAFETY AND FIRE SAFETY.**

(A) *General.*

(1) The responsibility for life and fire safety within manufactured home communities shall be that of the owners and operators of the community. This standard covers fire safety requirements for the installation of manufactured homes and manufactured home sites, including accessory buildings, structures and communities.

(2) The space under manufactured homes shall not be used for the storage of combustible materials or for the storage or placement therein of flammable liquids, gases or liquid or gas fuel powered equipment.

(3) The following emergency information shall be printed and posted in conspicuous places in the manufactured home community.

(a) Phone numbers of the following:

1. Fire Department;
2. Police Department or Sheriff's Department;
3. Park Office; and
4. Person responsible for operation and maintenance of the manufactured home park.

(b) Locations of the following:

1. Nearest public telephone; and
2. Address of the manufactured home park

(4) All parks shall comply with applicable regulations of the State Fire Marshal and applicable local fire codes pertaining to fire safety, fuel supply storage and fuel connections.

(5) *Fire safety separation requirements.* Any portion of a manufactured home excluding the tongue shall not be closer than ten feet side to side, eight feet end to end or six feet end to end horizontally from any other manufactured home or community building unless the exposed composite walls and roof of either structure are without openings and constructed of materials that will provide a minimum one-hour fire resistance rating or the structures are separated by a minimum one-hour fire rated barrier

(6) Arrangement of manufactured homes and accessory buildings or structures on the site shall not restrict reasonable access to the site by emergency personnel. Each community operator shall maintain a community site plan for review by agencies responsible for emergency services. This plan shall include but not be limited to, the following:

- (a) Street names;
- (b) Site separation lines;
- (c) Site numbers;
- (d) Water supplies for fire protection personnel;
- (e) Fire hydrant location; and
- (f) Utility disconnects;

(7) Each street name in the manufactured home park/community shall be clearly marked with signs and each manufactured home site shall be marked for identification in a uniform manner established by the E-911 addresser that is clearly visible from the street serving the site.

(8) All areas and individual sites within the manufactured homes community shall be maintained so as to be free of dry brush, leaves, weeds and other debris that could contribute to the spread of fire within the site or community.

(Ord. 11-09, passed 7-21-09; Am. Ord. 04-10, passed 5-25-10)

#### **§ 153.09 PARK MAINTENANCE AND REGISTRATION.**

(A) The person to whom a permit to operate a park is issued, shall at all times operate in compliance with this regulation. The permittee shall maintain the park, its facilities and equipment in good repair and in a clean and sanitary condition.

(B) The permittee shall notify park occupants of all applicable provisions of this regulation and of their duties and responsibilities under this regulation.

(C) The permittee shall be responsible for the proper placement of each manufactured home on its manufactured home stand and for securing its stability and installing all utility connections.

(D) The permittee shall maintain a register containing the names of all park occupants. Such register shall be available to any authorized person inspecting the park.

(Ord. 11-09, passed 7-21-09; Am. Ord. 04-10, passed 5-25-10)

**§ 153.10 INDIVIDUAL HOME SET UP REQUIREMENTS.**

(A) All manufactured homes sold by a manufactured home retailer shall be responsible for the set-up in accordance with the manufacturer's listing for that specific home. If the home is not sold by a retailer, the owner of the home shall be set-up in accordance with the minimum standards set forth in ANSI Standards, ANSI A 225.1.

(B) The electrical system, including the main circuit box and all switches/outlets, shall be installed in accordance with the National Electrical Code and inspected by the County Electrical Inspector. C-1 seals are required on all new units before the utility provider may energize that unit.

(C) Adequate and operable smoke detection equipment shall be installed in accordance with the applicable codes.

(D) All exit doors and windows required by the applicable codes shall be operable and general structural integrity of the unit shall be acceptable.

(E) A landing shall be provided on the exterior of each exit door from the home meeting the following requirements:

(1) Landing shall be placed not more than 8-1/4 inches below the threshold of the doorway.

(2) Landing shall be a minimum of 36 inches by 36 inches, constructed of a weather resistant material.

(3) Steps from the landing shall have a maximum riser height of 8-1/4 inches and a minimum tread depth of nine inches.

(4) Handrails shall be provided on all steps containing three or more risers. Handrail height shall be not less than 34 inches or more than 38 inches measured vertically above the nosing of the steps. Guardrails shall be provided on all porches/landings located more than 30 inches above the floor or grade level. Guards shall have intermediate rails spaced such that a four-inch sphere cannot pass through the openings.

(F) All homes shall be properly underpinned using materials approved by the manufacturers and the planning commission suitable for exposure to the weather and securely fastened in place.

(G) Setup and anchoring of the homes shall be in accordance with the manufacturer's listed instructions.

(H) Manufactured housing is not permitted to be placed or constructed within the established floodplain or floodway as determined by the County Floodplain Administrator.  
(Ord. 11-09, passed 7-21-09; Am. Ord. 04-10, passed 5-25-10)

**§ 153.11 WAIVER.**

(A) Immediate families helping parents or children only, may allow direct son, daughter, mother, father, mother-in-law or father-in-law to place a manufactured unit on family property. This must have written approval of the Judge/Executive's Office and provide proof of relationship.

(B) The waiver may be revoked at the discretion of the Judge/Executive if it is discovered that the unit is being used for other than the names listed on the waiver. The family agrees to remove home within 30 days of immediate family not occupying the unit.

(Ord. 11-09, passed 7-21-09; Am. Ord. 04-10, passed 5-25-10)