

**ORDINANCE NO: 020-2020**

**Amend Zoning Ordinance No: 009-2019 in Regards**

**To Manufactured Home Parks/ Mobile Homes/Manufactured Homes**

**This ordinance shall supersede any conflicting sections and references of the Good Hope Zoning Ordinance 009-2019 regarding Manufactured and Mobile Homes and/or Housing.**

**Section 4.07 Manufactured Home Parks**

- A. **Purpose.** The purpose of these requirements is to prevent visual blight and assure compatibility of uses, optimum service by community facilities and adequate vehicular access and circulation.
- B. **License Required.** It shall be unlawful for any person to establish, operate, maintain, or permit to be established, operated, or maintained upon any property owned, leased, or controlled by him, a manufactured home park without having first secured a license for each such manufactured home park from the City pursuant to this section.
- C. **Procedure.** No manufactured home park may be developed, redeveloped, altered or expanded without Conditional Use approval by the Planning Commission. The application must be accompanied by a site plan showing the following:
  - 1. The name of the project and the names of the owner, engineer, architect, designer, or landscape architect
  - 2. The north arrow point, scale, and date
  - 3. A vicinity map showing the location of the project in relation to the surrounding community
  - 4. Zoning classifications of the proposed manufactured home park and surrounding properties
  - 5. The boundaries of the property involved, the general location of all existing easements, section lines property lines, existing streets, buildings, and any other physical features in or adjoining the project
  - 6. The names and current addresses of all adjacent landowners
  - 7. The approximate location and size of all sanitary and storm sewers, water mains, gas lines, culverts, and any other underground facilities in or near the project
  - 8. Total size of manufactured home project in acres
  - 9. Location of manufactured homes on stands, dimensions of manufactured homes and dimensions of each stand
  - 10. Location and number of sanitary conveniences including toilets, washrooms, laundries, and utility rooms to be used by the occupants of the manufactured home park
  - 11. Internal streets and driveways including the width and surface treatment, curbs, and other physical characteristics
  - 12. A typical stand detail showing all features such as, but not limited to, size and material of stand, parking, storage, and other structures, and utility connections.
  - 13. Location and type of required landscaping screening and buffers.
  - 14. Location and type of recreation area.
  - 15. Any area within or adjacent to the proposed manufactured home park subject to periodic inundation by storm drainage, overflow, or ponding.
  - 16. Location and type of school bus shelter for children waiting for school bus.
  - 17. Any and all other physical improvements as required by this Section.

Recorded in MSC BK 359 PG 981, 12/30/2020 12:47:25 PM  
Tammy Brown, Judge of Probate, Cullman

D. **Minimum requirements.** Any development, redevelopment, alteration, or expansion of a manufactured home park must comply with the following requirements:

1. Standards. To protect the health and safety of the public and ensure quality construction, all manufactured homes must conform to standards approved by and bear the Housing and Urban Development (HUD) certification and be anchored and installed by a certified installer as required by the state manufactured housing commission.
2. A manufactured home park shall be located only in the Agricultural District and only after securing a Conditional Use approval by the Planning Commission and Site Plan approval from the Planning Commission (See Article V, Site Plan Review, Good Hope Zoning Ordinance 009-2019)
3. Any manufactured home park must be at least five acres in area.
4. There shall be constructed and maintained a permanent buffer as specified in Section 4.01, Buffering and Screening, of the Good Hope Zoning Ordinance 009-2019.
5. The minimum front yard setback shall be fifteen feet from the nearest corner of the manufactured home to the front line of the stand.
6. The minimum distance between manufactured homes shall be twenty feet on the sides and fifteen feet in the rear.
7. The maximum height for any manufactured home shall not exceed eighteen feet and the maximum height of the manufactured home frame, above the ground, shall not exceed three feet.
8. All parking, stand, and walkway areas shall be paved while all yard areas shall be grass.
9. The ground surface in all parts of the park shall be graded and equipped to drain all surface water in a safe efficient manner. A professional engineer licensed in the State of Alabama shall verify the adequacy of drainage facilities.
10. Storage facilities with a minimum capacity of two hundred cubic feet per stand shall be provided on the stand or in compounds located within one hundred feet of each stand. Storage facilities shall be designed in a manner that will satisfy the Standard Building Code and local ordinances.
11. Every manufactured home stand must have two off-street parking spaces.
12. There shall be constructed and maintained a shelter for children awaiting a school bus to transport them to school.
13. There shall be an office on site at the manufactured home park with a manager with regular business hours to handle the daily business of running and maintaining the manufactured home park.
14. Said manufactured home park shall not accept manufactured homes unless and until items shown on the approved site plan are in place and approved by the building inspector.

E. **Rentals Prohibited.** Rental of manufactured homes in the manufactured home park is prohibited except where the manufactured home is owned by the owner of the manufactured home park and rented through and managed by the manufactured home park's general business office.

**F. Access and Traffic Circulation**

1. Internal streets shall be privately owned, built, and maintained and shall be designed for safe and convenient access to all stands parking spaces, and all common use areas of the manufactured home park.
2. All internal streets shall be a minimum of thirty feet in width. The internal streets shall be continuous or shall be provided with a cul-de-sac having a minimum radius of sixty feet. No internal street ending in a cul-de-sac shall exceed four hundred feet in length.
3. All streets shall be constructed to meet the minimum specification for streets within the City except the curbing. A concrete lay-down curb shall be used in place of the standard street curb.
4. Every manufactured home stand shall have two off-street parking spaces, paved to comply with the requirements of the city.
5. Internal streets shall be maintained free of cracks, holes, and other hazards at the expense of the licensee.
6. All streets within the manufactured home park shall be numbered or named in a manner approved by the Building Inspector.
7. Internal streets shall intersect adjoining public streets at ninety degrees and at locations, subject to Planning Commission approval, which will eliminate or minimize interference with the traffic on those public streets.
8. At each entrance to the manufactured home park, an eighteen by twenty-four (18" X 24") inch sign shall be posted stating "Private Drive, No Thru Traffic". The licensee shall also post speed limit at appropriate places throughout the manufactured home park.

**G. Recreation Area.** All manufactured home parks shall have at least one recreation area located in an area free of traffic hazards, easily accessible to all park residents and centrally located where topography permits. Not less than ten percent of the gross park area shall be devoted to recreational facilities. The licensee shall maintain such space in a usable and sanitary condition.

**H. Utility Requirements.** Each manufactured home shall be connected to the municipal water system and the municipal sewage disposal system if available. The design and specifications of the interior utility systems shall comply with the requirements of the City. If the municipal sewage disposal system is not available, then an on-site central disposal system shall be required, until such time as a municipal sewage system is available. The on-site sewage disposal system shall be designed to comply with the Health Department Regulations and installed to their specifications.

**Section 4.08 Mobile and Manufactured Home Regulations**

**A. Purpose.** The purpose of these regulations are to provide standards and procedures specifically relevant to the location and development of manufactured housing.

**B. Occupancy in other than manufactured home park- Prohibited generally.** The use, occupancy or lease of a manufactured or mobile home, whether the same be equipped with wheels, or on a foundation, within the city, is hereby prohibited, unless such manufactured or mobile home is located within the confines of a manufactured home

park, legally approved, established and existing in the city in conformity with the ordinances of the city.

- C. **Mobile Homes Prohibited.** The installation of mobile homes, as defined in Section 11.03 of Zoning Ordinance No: 009-2019, is strictly prohibited.
- D. **Trailers and Buses Prohibited.** Trailers, buses, or any other structure so built to be mobile in character of its construction shall not be permitted in any District other than for the purpose of transportation.
- E. **Parking Time Limit.** No person shall knowingly and willingly permit any mobile home or manufactured home to be parked or left upon any property which he owns, or over which he has control, within the city, except in a duly licensed manufactured home park or camp; provided however, this section shall not apply to any manufactured home or mobile home which is not being used for living quarters or sleeping quarters, and which is being kept solely for sale in the usual course of, and the regular permanent place of business of any person, duly licensed by the city to engage in the business of selling manufactured homes.
- F. **Existing Mobile Homes and Manufactured Homes.** If an existing manufactured home or mobile home is located in a residential or agriculture zone, said home may be removed and replaced with another manufactured home if the following conditions are met:
  - 1. The existing mobile home or manufactured home is replaced within 180 days of its removal;
  - 2. A completed application to install was submitted to the City of Good Hope;
  - 3. The replacement manufactured home must not have been constructed more than 15 years prior to the date of the application to install; and
  - 4. A permit is purchased prior to placement of the manufactured home.
- G. **Standards for All Manufactured Homes.** All manufactured homes shall comply with the following standards:
  - 1. Non-conforming Mobile Homes. All mobile homes or manufactured home that are non-conforming prior to the effective date of the ordinance shall be treated as non-conforming uses, as defined in Section 4.09 of the Good Hope Zoning Ordinance 009-2019.
  - 2. Effect of Ordinance Adoption. All manufactured homes placed after the effective date must comply with the requirements of this Ordinance.
  - 3. HUD Seal Required. Prior to installation, each manufactured home shall bear a seal certifying compliance with the Manufactured Home Construction and Safety Standards Act published by the U.S. Department of Housing and Urban Development. Any existing mobile home or manufactured home not bearing such a seal shall be deemed a non-conforming structure and shall be treated as a non-conforming structure and use in accordance with the regulations established in Section 4.09 Non-conformities of the Good Hope Zoning Ordinance 009-2019.
  - 4. Permit Required. It shall be unlawful for any person to initially place, replace or relocate a manufactured home within the City without first being granted a permit issued by the city and approved by the building inspector
  - 5. Age. The manufactured home must not have been constructed more than 15 years prior to the date of application to install the manufactured home.

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- 6. Installation requirements. All manufactured homes shall be set up, installed, and anchored in full compliance with the requirements of the Alabama Manufactured Housing Commission.
- 7. Skirting required. All manufactured homes shall be skirted with a weather-resistant material, which resembles a single-family dwelling and shall be adequately maintained and repaired as needed. Skirting shall be adequately vented.
- 8. Access to exterior entrances. Immediately after installation and prior to occupation, a landing/porch/deck shall be installed on all front and back entrances. Each landing/porch/deck must be a minimum of four feet wide and have steps with handrails. The steps must be securely anchored to the ground. At least one of said landings shall be no narrower than five feet in depth (as length) and containing a railing along all exterior edges of the landing. Stairways leading to decks shall be no less than three feet in width with exterior railing. All required stairways and landings/porches/decks shall be constructed of wood or brick materials or some combination of both. Required railing may be constructed of wood or metal material.
- 9. Compatibility. Additions to manufactured housing must be compatible with the home and surrounding area.

**APPROVED AND ADOPTED THIS 28<sup>th</sup> DAY OF DECEMBER, 2020.**

*Jerry Bartlett*  
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 Mayor, Jerry Bartlett

ATTEST:

*Christie Chamblee*  
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 City Clerk

I, Christie Chamblee, City Clerk for the City of Good Hope, Alabama do hereby certify that the foregoing is a true and correct copy of Ordinance No: 020-2020, which ordinance was adopted by the December 28, 2020. This ordinance was duly advertised as required by Title 11, Chapter 52, Article 4, Code of Alabama 1975, as amended.

*Christie Chamblee*  
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 Christie Chamblee, City Clerk

*This certifies that said ordinance was published On December 30, 2020, in full, in the Cullman Tribune and is in effect as of that publication.*

