

## ARTICLE XIV

### MANUFACTURED/ MOBILE HOME SUBDIVISIONS DISTRICT (MHS)

#### SECTION 1400 - PURPOSE OF THIS DISTRICT

The purpose of this district is to provide for properly planned manufactured/ mobile home subdivisions in which lots are offered for sale, and in which the purchaser receives fee simple title to the lot. It is the intent of this Ordinance that these districts may be located only in such areas as to not adversely affect the established residential subdivisions in the Madison County. Such location, however, shall have necessary public services, a healthful living environment and normal amenities associated with other residential zones in Madison County.

#### SECTION 1401 - WASTEWATER DISPOSAL IN MHS DISTRICTS

Individual manufactured/ mobile home homes existing on a lot in a subdivision zoned "MHS" on the effective date of this Zoning Ordinance shall be permitted to remain where such subdivisions do not have access to a public sewerage system or a community sewerage system. However, *on and after the effective date of this Zoning Ordinance, unless the Madison County Health Department approves the use of an individual on-site wastewater disposal system on a lot in an "MHS" district, no manufactured/ mobile home that did not exist on a lot in a "MHS" district on the effective date of this Zoning Ordinance shall be located on a lot in a "MHS" district.* Furthermore, no new manufactured/ mobile home subdivisions shall be approved by the Board of Supervisors on and after the effective date of this Zoning Ordinance unless such subdivisions have access to a public sewerage system or community sewerage system.

#### SECTION 1402 - LAND USES PERMITTED

- A. ***Owner-occupied*** single-family manufactured or mobile homes.
- B. Accessory uses and structures associated with the use of the land for residential purposes.
- C. Public or private recreational or open space facilities, excluding country clubs and the like which shall be regulated as public/quasi-public facilities and utilities subject to the provisions of Section 402 of this Zoning Ordinance.
- D. Streets constructed in compliance with the **Subdivision Regulations** of the Madison County.

#### SECTION 1403 - CONDITIONAL USES AND STRUCTURES AS PROVIDED IN SECTION 2605

- A. Public or quasi-public facilities and utilities in compliance with Section 402 and other regulations of this Zoning Ordinance.

B. Child care facilities.

**SECTION 1404 - DIMENSIONAL REQUIREMENTS**

- 1404.01      Minimum Size of Subdivision: 25 acres.
- 1404.02      Maximum Building Height: 20 feet.
- 1404.03      Minimum Lot Area: 10,600 square feet.
- 1404.04      Minimum Lot Width: 75 feet.
- 1404.05      Minimum Yards:
- (a)      Front yard: 30 feet from any manufactured home to any right-of-way line of any public road or highway.
  - (b)      Side yards: 10 feet.
  - (c)      Rear yard: 25 feet.
- 1404.06      Accessory Buildings: No accessory building shall be located in the front yard or side yard of any manufactured home in this district. No accessory building shall be located in the rear yard closer to the rear property line than 10 feet, nor shall an accessory building occupy more than 25 percent of a required rear yard.

**SECTION 1405 - SWIMMING POOLS**

Swimming pools, if constructed, shall be located behind the front line of the manufactured home, and there shall be a minimum of 10 feet between all property lines or recorded easements and the rim of the swimming pool. All swimming pools shall be enclosed by a structure or fencing. Fences shall be at least four (4) feet in height and shall have a self-latching gate.

**SECTION 1406 - COMPLIANCE WITH MADISON COUNTY SUBDIVISION REGULATIONS**

As with other residential subdivisions, the developers of a manufactured/ mobile home park subdivision shall comply with the Madison County **Subdivision Regulations**, including preparation and submittal of subdivision plats and construction plans, and installation of all required subdivision improvements such as streets, water and sanitary sewer facilities, storm drainage facilities, etc.