

3-5 MOBILE HOME COMMUNITY ZONE (R-5)

A. INTENT

This Zone is intended to permit the establishment of a mobile home community in areas which will provide a residential setting and which will be convenient to major traffic arterials. Because of unique characteristics, mobile home communities require special consideration as to their proper location and character in relation to adjacent uses and to the proper integration of such uses into the community. The standards contained in this provision are intended to provide adequate protection and consideration for both the mobile home dweller and Hardin County.

B. USES FOR THE ZONE

The Permitted, Accessory and Conditional Uses for lots and structures are set forth in the Land Use Table (Table 1, Pg. 56).

C. DIMENSION AND AREA REGULATIONS

The regulations on the dimensions and area for lots and yards are set forth as follows:

1. Minimum Lot Size;
 - 10.0 acres
2. Minimum Lot Frontage - 210’;
3. Minimum Width to Length Ratio – 1:3 until 300’ of frontage;
4. Minimum Front Yard Setback - 70’;
5. Minimum Side Yard Setback - 20’; 100’ adjoining A-1, I-1, I-2 zones
6. Minimum Rear Yard Setback - 20’; 100’ adjoining A-1, I-1, I-2 zones
7. Street Construction – New subdivision streets must intersect with government maintained roads with a minimum of 40 foot dedicated right-of-way and a minimum 18-foot paved road surface. To achieve street connectivity the Commission may approve secondary streets to intersect with other government maintained roads.

D. LOCATIONAL STANDARDS

The following location standards shall be met in the design of a mobile home community:

1. Public water supply is available
2. On-site Wastewater Treatment as permitted by the Hardin County Health Department or Sewer as Wastewater Treatment Alternative.
3. A mobile home community shall have the minimum frontage on a government maintained roadway with a 16-foot paved surface or greater, with a minimum forty foot dedicated right-of-way, and shall have its principal access to and from said roadway, with public water available at the site.
4. Each proposed mobile home community shall be located in proximity to community facilities and services such as public

DEVELOPMENT GUIDANCE SYSTEM

schools, recreational parks, shopping facilities, and adequate police and fire protection.

E. MINIMUM DESIGN STANDARDS

1. Not less than ten percent (10%) of the site on which a mobile home community is located shall be devoted to common open space available to the residents of the entire community.
2. A storm shelter shall be constructed in accordance with design and construction guidelines for community shelters promulgated by the Federal Emergency Management Agency. The storm shelter shall have adequate space for the maximum residential capacity of the mobile home community.

ADDITIONAL STANDARDS THAT MAY APPLY

Development Requirements, Pg. 73	Lighting Standards, Pg. 101
Parking Standards, Pg. 89	Building and Electric Permits, Pg. 117
Signage Standards, Pg. 97	Special Provisions, Pg. 143
Landscaping Standards, Pg. 103	<ul style="list-style-type: none">• MOBILE HOME COMMUNITIES, Pg. 145