



**MOBILE HOMES REPLACEMENT AND ADDITION OF ACCESSORY STRUCTURES IN LAWFUL
NONCONFORMING MOBILE HOME PARKS
EFFECTIVE MAY 17, 2021**

1. Replacement of mobile homes and the permitted accessory structures shall be in accordance with the standards provided for each permitted structure type in the following table:

| Permitted Structure Type | Maximum Number of Structures Allowed | Location | Maximum Size Allowed | Minimum Setback & Maximum Height |
|----------------------------------------------------------------------------------------------------|-----------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Mobile Home | 1 | On the designated mobile home pad site | Single or double wide (single wide unit can only be replaced with a single wide unit) | Minimum setback of ten (10) feet from the adjoining mobile home units, any internal access road, public street, and the mobile home park property lines. Maximum height per the manufacturer specification. |
| Detached storage shed | 1 | <ul style="list-style-type: none"> • Side of the mobile home unit (not facing a public street or internal access road; or • Rear of the mobile home. | Not exceeding 30% of the gross floor area of the mobile home unit. | Five (5) feet from the closest mobile home unit (not on subject pad site), and the property line of the mobile home park. The height shall not exceed 18 feet. |
| Detached open sided carport for parking use only | 1 | Placed over the one paved/concrete parking pad | Only large enough to cover the parking pad. | The height shall not exceed 18 feet. |
| Detached freestanding decks (unroofed, roofed or screened), stoops, landings, and similar features | 2 each (one on each side of mobile home unit) | Front, side, or rear yard of the mobile home and cannot be located over or on top of the required parking pad. | Not applicable | Eight (8) feet from the closest mobile home unit (not on subject pad site), any internal access road, public street, and property line of the mobile home park. |
| Eave or Cornice | 2 | Above the door of the mobile home. | Not applicable | Ten (10) feet from the closest mobile home unit (not on subject pad site), any internal access road, public street, and property line of the mobile home park. The height shall not exceed 18 feet. |

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2. Replacement of mobile homes and the permitted accessory structures shall be subject to obtaining zoning approval and all applicable building permits by the owner or an authorized agent of the mobile home park, pursuant to Sec. 32-200.12 of the Zoning Ordinance.
3. Zoning approval for replacement of any mobile home and construction of accessory structure(s) **shall not be issued if the mobile home park does not have a valid nonconforming use** as required by Sec. 32-601.60 of the current Zoning Ordinance.
4. Accessory structures shall not be in a location that restricts access to any structures/buildings (principal or accessory) by emergency personnel, vehicles, or equipment such as fire trucks and apparatus, ambulances, and police vehicles.

To apply for zoning approval to replace a mobile home and addition of accessory structures in lawful nonconforming mobile home parks, the owner or authorized agent of the mobile home park shall submit the following to **Zoning Counters**:

1. A copy of valid [non-conforming use](#) approval for the subject mobile home park.
2. A completed [Application for Zoning Approval](#) form.
3. A notarized "Special Power of Attorney for Zoning Approval" if the applicant is other than the owner of the mobile home park.
4. Processing fee in accordance with the current [Zoning Fee Schedule](#).
5. Three (3) copies of the latest mobile home location survey plat **for each pad site showing compliance with the standards provided for each permitted structure type in the above referenced table or a notarized commitment letter on a form available at Zoning Counters, accepting responsibility for compliance with the standards provided for each permitted structure type in the above referenced table.**