



**REPLACEMENT OF MOBILE HOMES AND ADDITION OF ACCESSORY STRUCTURES IN LAWFUL NONCONFORMING MOBILE HOME PARKS**

1. 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.
2. Only the following accessory structures shall be permitted:
  - a. One storage shed;
  - b. One unroofed deck, including stairs and landings;
  - c. One eave or cornice that is projecting over the entrance of the mobile home unit designed to provide shelter, **not connected to the ground or deck and not enclosed or screened on any side.**
3. 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.
4. 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.
5. The replacement mobile home units and accessory structures shall comply with the following setbacks and development standards:

Permitted Structure Type	Max. Number of Structures Allowed	Location	Max. Size Allowed	Min. Setback & Max. Height
Mobile Home	1	On the designated pad site	Single or double wide	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"> <li>• Side of the mobile home unit (not facing a public street or internal access road.</li> <li>• Rear of the mobile home.</li> </ul>	Not exceeding 30% of the gross floor area of the mobile home unit.	Five (5) feet from the closest mobile home unit, and the property line of the mobile home park. The height shall not exceed 18 feet.
Open deck (unroofed), stoops, landings, and similar features	1	Front, side, or rear of the mobile home.	Not applicable	Open deck, stoops, landings, and similar features: <ul style="list-style-type: none"> <li>• Eight (8) feet from the closest mobile home unit, any internal access road, public street, and property line of the mobile home park.</li> </ul>
Eave or Cornice	1	Above the front door of the mobile home.		Ten (10) feet from the closest mobile home unit, any internal access road, public street, and property line of the mobile home park.

6. At the time of applying for zoning approval for replacement of mobile home units and/or accessory structures, the owner or authorized agent of the mobile home park shall submit either a copy of the latest mobile home location survey plat for each pad site showing compliance with the above referenced setbacks and development standards or a [notarized commitment letter](#) on a form available at Planning Office, accepting responsibility for compliance with the setbacks and development standards.

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:

- A completed [Zoning Approval Application](#) form.
- Processing fee in accordance with the current [Zoning Fee Schedule](#).
- Three (3) copies of the latest mobile home location survey plat for each pad site showing compliance with the above referenced setbacks and development standards or a notarized commitment letter accepting responsibility for compliance with the above referenced setbacks and development standards on a form titled: “[Commitment Letter to Obtain Zoning Approval for Replacement of Mobile Home Units and/or Accessory Structures in a Verified Nonconforming Mobile Home Park](#)”. The form is available at Zoning Permitting Counter and it may be downloaded from the following weblink:  
<https://www.pwcgov.org/government/dept/planning/Pages/Forms,-Permits-and-Applications.aspx>

**Note:** Prior to submission of the application, please make sure the mobile home park has a valid [nonconforming use](#) (NCU) approval.