

## Key

Red underlined text provides either the section reference or a use name change in the draft

Text with ~~red strikethrough~~ has not been included in the draft Zoning Code

3/15/13

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### Division 59-C-3. R-MH Zone-Mobile Home Development.

The R-MH zone is consolidated with the R-60 zone. See R-60 uses and development standards in draft.

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#### Sec. 59-C-3.1. Intent and purpose.

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~~It is the purpose of the R-MH zone to provide for planned mobile home residential developments, including related recreational, commercial and other service facilities. It is further the purpose to provide sites for such developments at appropriate locations within the regional district in relation to the existing and potential development of the surrounding areas and in relation to other uses and community facilities, in such a manner as to afford a proper setting for such developments and in compliance with the requirements of the general plan.~~

~~It is the intent of the R-MH zone to provide the maximum amount of freedom possible in the design of mobile home developments and the grouping and layout of mobile homes within such developments; to provide in such developments the amenities normally associated with planned residential areas; to encourage the development of comprehensive pedestrian circulation networks, separated from vehicular roadways, linking residential, commercial and recreational facilities; to permit the greatest possible amount of freedom in types of ownership of mobile homes and home developments; to encourage site and development plans which will maximize compatibility between mobile home developments and development on adjoining land; and to promote the health, safety, morals and welfare of the present and future inhabitants of the regional district and the county as a whole.~~

~~In order to assist in achieving the flexibility of design needed for the implementation of these purposes, a development plan is required to be submitted as a part of an application for the R-MH zone and a detailed site plan to be submitted by a developer prior to the issuance of any building or grading permit, subject to approval by the planning board as complying with all of the specific and general requirements hereof.~~

#### Sec. 59-C-3.2. Land uses.

~~No building or use is permitted except a mobile home development. A mobile home development is a residential development intended to accommodate mobile homes but which may also include the following facilities for the service of the residents of the development but must not include recreational vehicles:~~

~~— Mobile (manufactured) homes:~~

~~Modular homes. Where an applicant relies upon this unit type, the term modular (manufactured) home may be used in conjunction with or substituted for the term mobile home throughout the provisions of this zone.~~

~~Pedestrian-oriented local retail and personal service facilities which are intended exclusively for the use of the residents of the mobile home development; provided, that such retail and personal service facilities occupy not more than 10 square feet of gross floor area for each mobile home in the development.~~

~~—Business offices, for business connected with the management, service and maintenance of the development.~~

~~—Nonecommercial community recreational facilities which are intended exclusively for the use of the residents of the mobile home development and their guests.~~

Publicly owned or publicly operated uses.

Accessory buildings and uses.

Child day care facility is a permitted use for up to 12 children and a special exception use for 13 or more children in conformance with the special exception provisions of division 59-G-2.

A cable communication system is permitted as a special exception, except as provided in sections 59A-6.9 and 59-A-2.10.1.

### **Sec. 59-C-3.3. Sale or rent.**

~~A mobile home development may either offer subdivided record lots for sale for the accommodation of mobile homes or it may offer mobile home stands for rent, but no mobile home park shall originally include both kinds of accommodations.~~

### **Sec. 59-C-3.4. Design compatibility.**

~~The design of the mobile home development shall provide for compatibility between the use and development of the adjacent land and the mobile home development to the maximum extent possible, either by locating doublewides adjacent to land for which the area master plan recommends a one-family detached zone, or by the location of open spaces and landscaping or by such other methods as may be desirable.~~

### **Sec. 59-C-3.5. Area and dimensional requirements.**

#### **59-C-3.51. Minimum area of tract.**

~~No tract of land shall be classified in the R-MH zone unless the district council finds that it meets at least one of the following criteria:~~

~~—(a)—The tract has an area of at least 15 acres.~~

~~—(b)—The tract is so located that it would make possible a logical extension of an existing development in the R-MH zone.~~

~~—(c)—The tract is so located that it would make possible the development of a community redevelopment area in accordance with the special exception provisions of section 59-G-2.15.~~

#### **59-C-3.52. Density of development.**

The number of mobile homes in a development must not exceed 7 (7.26 in R-60) per acre of usable area, as defined in section 59-C-1.523. In accordance with the purposes of the R-MH zone to provide for moderately priced housing, the density includes the minimum percentage of moderately priced dwelling units specified by chapter 25A of this Code, as amended.

#### **59-C-3.53. Green area.**

~~At least 30 percent of the tract, excluding the rights-of-way referred to in section 59-C-1.523, shall be devoted to green area.~~

#### **59-C-3.54. Setbacks.**

(a) **Setback From Street.** No part of any mobile home or other structure shall be located within 25 feet of any public road shown on the master plan of highways with a right-of-way width of 70 feet or more, nor within 15 feet of any street, ~~nor within 20 feet of any exterior boundary of the mobile home development.~~

(b) **Setback From Common Areas.** No part of any mobile home stand shall be located within 8 feet of any common driveway, walk, parking area or other common area within the mobile home development.

#### **59-C-3.55. Building height.**

~~Mobile and modular homes shall be limited to one story in height, except on lots of 6,000 square feet or more, where the mobile or modular homes shall be limited to 24 feet in height.~~

#### **59-C-3.56. Distance between mobile homes.**

~~Normally there shall be a distance of at least 20 feet between mobile homes or enclosed extensions thereof, in order to ensure adequate light, air, safety, convenience and amenity for the residents in the development. However, in the case of a site plan in which it is demonstrated to the satisfaction of the planning board and the Maryland State Department of Health and Mental Hygiene that the provision of adequate light, air, safety, convenience and amenity for the residents of the development will be served equally well or better by clusters or similar groupings utilizing open spaces, topographic conditions or other suitable methods, this distance may be reduced to not less than 10 feet.~~

#### **Sec. 59-C-3.6. Installation.**

~~Each mobile home, together with all enclosed extensions or structural additions thereto, shall be installed upon a mobile home stand and shall be securely anchored thereto so as to prevent the mobile home from shifting or overturning, in accordance with the requirements of standard 501B of the National Fire Protection Association, and shall be suitably treated so as to conceal the undercarriage.~~

#### **Sec. 59-C-3.7. Circulation and utilities.**

##### **59-C-3.71. Utilities.**

~~(a) No home in the R-MH zone shall be occupied unless it is served by community water supply and sewerage systems.~~

~~(b) Water supplies shall be adequate to permit the effective operation of at least 2 one and one-half inch hose streams on any fire in a mobile home park.~~

~~(c) Fire hydrants shall be located along park streets or public ways readily accessible for fire department use and within 500 feet of all mobile home stands.~~

~~(d) Where water is provided by an on-site reservoir or other storage source, it shall be capable of supplying not less than 10,000 gallons.~~

~~(e) All utility lines shall be placed underground.~~

##### **59-C-3.72. Streets.**

~~Interior vehicular circulation shall be by means of streets meeting the following standards:~~

- ~~—(a)— Streets which are to be dedicated to the county, if any, shall be in compliance with the county road code.~~
- ~~—(b)— Internal streets which are not to be dedicated to the county shall have not less than the following pavement widths, each to be reduced by 2 feet if an adjacent sidewalk is provided:~~
  - ~~——(1)— All entrance streets and other collector streets with guest parking on both sides 36 feet.~~
  - ~~——(2)— Collector street with no parking 20 feet.~~
  - ~~——(3)— Minor street with parking on one side 24 feet.~~
  - ~~——(4)— Minor or cul-de-sac street with no parking 20 feet.~~
  - ~~——(5)— One way minor street with no parking, permitted only if less than 500 feet in total length and serving fewer than 25 mobile home stands 11 feet.~~
- ~~—(c)— Access shall be such as to permit fire protection apparatus to approach to within 100 feet of each mobile home.~~

**59-C-3.73. Pedestrian ways.**

~~Walkways shall form a logical, safe and convenient system for pedestrian access to all mobile homes, project facilities and principal off-site pedestrian destinations. Individual walks shall be provided to each mobile home stand from a paved street or from a paved driveway or parking space connecting to a paved street.~~

**Sec. 59-C-3.8. Storage facilities.**

~~In order to provide for the storage of personal effects of the residents of the mobile homes, at least 90 cubic feet of enclosed storage space shall be provided for each mobile home, either in an individual structure adjacent to each mobile home stand or in a common building within 200 feet.~~

**Sec. 59-C-3.9. Procedures for application and approval.**

- ~~—(a)— Development plan approval shall be in accordance with the provisions of division 59-D-1.~~
- ~~—(b)— Site plans shall be submitted and approved in accordance with the provisions of division 59-D-3.~~