

AN ORDINANCE TO AMEND §2.6.04(F) (MANUFACTURED HOME PARK) IN THE CITY OF EASLEY'S ZONING ORDINANCE

WHEREAS, the City of Easley regulates the permitting and operating regulations for Manufactured Home Parks in §2.6.04(f) of the City's Zoning Ordinance; and

WHEREAS, pursuant to a request by City Council to review and update §2.6.04(f) of the City of Easley's Zoning Ordinance to better clarify and amend existing requirements and include additional regulations for replacing homes, City Council desires to amend the Zoning Ordinance.

NOW, THEREFORE BE IT ORDAINED, by the Mayor and the Council of the City of Easley, that §2.6.04(f) (Manufactured Home Park) is amended as written below, effective upon final reading;

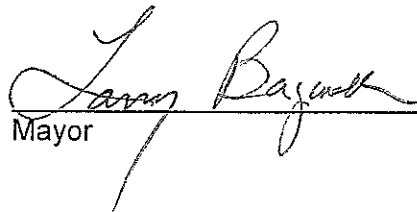
- f) Manufactured Home Park, provided it meets the following conditions:
- 1) The minimum park or court area shall be five (5) acres.
 - 2) The maximum number of manufactured homes per acre shall not exceed seven. The minimum lot size per trailer shall be 6,000sf.
 - 3) The park shall be served by city sewer and water systems, an approved system of storm drainage, and refuse disposal facilities, located not less than 40 feet from any manufactured home.
 - 4) Internal Roadways, which are not to be dedicated as public streets, shall have a minimum travel width of twenty feet exclusive of parking and shall meet all guidelines set forth in the City of Easley Land Development Ordinance.
 - 5) Paved roadways shall be required of all parks.
 - 6) All on-site roadway intersections shall be provided with a streetlight, and interior lights shall be provided at not less than 400-foot intervals.
 - 7) Each manufactured home stand shall be at least 30 feet from any other stand and at least 20 feet from the right-of-way of any drive which provides common circulation, and 30 feet from any side or rear property line and shall meet the front yard setbacks for the street on which it is to front.
 - 8) No manufactured home shall have direct access to a public street and will only have access to the roadways within the boundaries of a Mobile Home Park.
 - 9) Two parking spaces shall be provided for each manufactured home space. Parking must be provided on the manufactured home lot and be of like surface as the adjacent internal roadway.
 - 10) In the development of a park, existing trees and other natural site features shall be preserved to the greatest extent feasible.
 - 11) A minimum of 10 percent of the park site shall be reserved and developed for usable recreational purposes or play areas; however, no recreation area shall be less than 500 square feet in area.
 - 12) Buffer areas shall be provided on the perimeter of the park or court in accord with the requirements of Article V.
 - 13) Manufactured homes shall be placed on one of the following types of foundations which shall be subject to the approval by the Building Official:
 - a) Piers under frame made of masonry construction on 16x16x4" thick foundation.
 - b) Masonry curtain-wall foundation of solid continuous construction around the entire perimeter of the manufactured home with concrete or masonry footings. All manufactured homes placed on a concrete slab foundation or on a

concrete or masonry footing foundation shall be provided with appropriate skirting of solid durable material around the entire perimeter. Each manufactured home shall be securely underpinned and anchored, and wheels, tie downs, and tongue removed, as approved by the City of Easley Building and Codes Department. Foundations shall be so constructed as to prevent settling and accumulation of water under the manufactured home.

- 14) Space Numbers: Permanent space numbers shall be provided on each manufactured home space and shall be located so as to be visible from the street or driveway. Signs identifying space locations shall be provided at each street or driveway intersection.
- 15) License Required; Revocation: A business license shall be prerequisite to the opening or operation of a manufactured home park in the City of Easley. Said license may be revoked by City Council for a violation of this Ordinance or other applicable ordinance and regulations governing the operation of such uses.
- 16) Incoming mobile homes shall be no older than five (5) years old from the date of permitting.
- 17) Each mobile home site shall have permanent utility connections. If any mobile home that is existing in a lawfully established mobile home park has the power disconnected for greater than 90 continuous calendar days, the mobile home must be removed and/or replaced with a mobile home that will meet all of the standards referenced above.

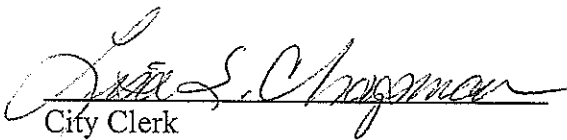
First Reading: February 11, 2019

Second Reading: 3/11/19



Mayor

Attest:



City Clerk