

TRAILER PARKS
AMENDMENT TO CLARKE COUNTY ZONING ORDINANCE #10
FOR
THE UNINCORPORATED AREA OF CLARKE COUNTY, IOWA

The purpose of this amendment is to create a new district entitled R-5 (Manufactured Home Community)

Intent: The purpose of the R-5 – Manufactured Home Community is to provide for the location of mobile homes, modular homes, manufactured housing and the development of manufactured housing parks. It is further intended to provide for the placement of such residences on individual subdivided lots.

Permitted Uses:

1. Manufactured housing
2. Manufactured housing communities
3. Manufactured housing sales and service

Accessory Uses:

1. Management Office
2. Storage Buildings
3. Laundry Facilities
4. Recreation Facilities
5. Home Occupation
6. Private garage, carport or storage shed

Special Provisions:

1. In no instance shall an area less than ten (10) acres be zoned R-5.
2. In no instance shall an area not having direct access to a paved Secondary Road or Primary Highway be zoned R-5.
3. Manufactured home communities shall comply with all applicable requirements of the Iowa Department of Public Health and Clarke County Public Health Ordinances.
4. Manufactured home subdivisions and the subdivision of manufactured home communities shall comply with the Bulk Regulations of this article and all other provisions of the Clarke County Zoning Ordinance.

Bulk Regulations:

Lot Area:	75 feet by 150 feet
Front Yard:	25 feet
Side Yard:	Dwellings: 20 feet; Other permitted uses: 10 feet
Rear Yard:	20 feet
Maximum Height:	35 feet
Unit Age:	Maximum of twelve (12) years when the building is placed
Accessory Structure:	Maximum of two (2) accessory structures per lot
Streets:	All streets shall meet the same requirements of subdivision regulations
Parking:	Each lot shall have off street parking for a minimum of two (2) vehicles
Green Space:	A minimum of one (1) lot shall be set aside for green space to be used as a park or playground area

Storm Shelters: There shall be sufficient shelter to meet the requirements of Clarke County Ordinances and Iowa Code § 331.301(15)(a)

Skirting: Skirting of a permanent type of material and construction shall be installed on the structure within ninety (90) days of installation of the structure on the property. The skirting shall fully enclose the open space between the bottom of the structure's floor and the grade level of the mobile home stand. The skirting shall be maintained in an attractive manner consistent with the exterior of the mobile home.

Manufactured Home: Includes mobile and modular homes as herein defined

Manufactured Home Community: A tract of land which has been planned and improved for placement of manufactured housing on leased spaces. Also any lot, or portion of a lot, upon which two (2) or more mobile homes, occupied for dwelling or sleeping purposes, are located, regardless of whether or not a charge is made for such accommodations.

Mobile Home: A structure, built on a chassis, suitable for year-round occupancy and containing water supply, waste disposal, heating and electrical conveniences.

Modular Home: Any single-family dwelling unit which is manufactured in whole or in components at a place other than at the location where it is to be permanently located; which rests on a permanent foundation or slab; which does not have wheels or axles affixed as a part of its normal construction; and which does not require a license by any agency as a motor vehicle, special equipment, trailer, motor home or mobile home.

Effective Date: April 8, 2004

Attest: Judy Church, Clarke County Auditor Signed: Don Reasoner, Board of Supervisors Chairman

Resolution #04-050