

ARTICLE VII. - MANUFACTURED HOME PARK REGULATION

Sec. 16-49. - General design requirements.

- (a) Suitability of land. Land subject to flooding, improper drainage, or erosion, or that is for topographical or other reasons unsuitable for residential use shall not be platted for residential use nor for any other use that will continue or increase the danger to health, safety, or result in property destruction, unless the hazards can be and are corrected.
- (b) Manufactured home may not be placed on any site which is a part of a properly platted and approved subdivision or planned residential district.
- (c) Manufactured home will be compatible with the adjacent and surrounding area, especially in size, width, depth, exterior appearance, front, rear and side setbacks
- (d) Building square footage. Building's square footage must be at least 75% of the square footage of the homes, on average, to adjacent properties of the proposed home site. Existing houses exceeding 150% of the average or 50% below the average shall be excluded from the calculation. A house must be at least 500 square feet.
- (e) The placement of manufactured homes outside of Mobile Home Parks are permitted if a current or new owner has a manufactured home or has had one on the parcel in the last five years, has access to working septic tank or county sewer.
- (f) Manufactured homes are permitted within one quarter mile of the shores of Lake Sinclair ONLY if (c), (d) and (e) conditions are met.
- (g) Manufactured Homes may be placed outside of a mobile home park and outside one quarter mile of the shores of Lake Sinclair if the preponderance of homes, 51% or higher, are manufactured or mobile homes within one fourth of a (1/4) mile radius of the proposed home site. This requirement does not apply to platted manufactured home subdivisions.
- (h) Outside a mobile home park and outside one quarter mile of the shores of Lake Sinclair, a manufactured home may be placed on a parcel with another residential dwelling If the parcel site is larger than two acres. The manufactured home must have at least one acre designated as the manufactured home site.

- (i) Three or more manufactured homes on the original parcel shall not be considered a mobile home park if all of the manufactured home owners are related to the original parcel owner.
- (j) All manufactured homes outside of mobile home parks must contain two or more sections.
- (k) A replacement manufactured home must be replaced with newer model that meets Baldwin County standards and Land Use Regulations.
- (l) Manufactured homes must meet all regulations and standards, be set on a permanent foundation that completely encloses the undercarriage, and may not have metal siding.

Sec. 16.74. - Supplementary regulations.

- a. Manufactured home means a structure, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width or 40 body feet or more in length.

Sec. 16-84. - Applicability.

Any tract of land under single ownership on which more than three structures are located for the purpose of residential use shall be subject to this ordinance; unless the structures comply with industrialized building requirements of the Department of Community Affairs for single family residences or the lot size for each residence exceeds 60,000 square feet. Three or more mobile homes on the original parcel shall not be considered a mobile home park, if all of the mobile home owners are related to the original parcel owner.