
5.7 R-4 Planned manufactured home community districts.

5.7.1 Intent. It is the intent of county board of commissioners through the regulations of this article to provide separate areas for mobile home development. Separate areas are provided because mobile homes are constructed to different design standards than conventional dwelling units and the mixture of the two in close proximity has a destabilizing effect on both housing types. Separate areas for mobile home development also allow for greater density than is allowed in other residential districts.

Uses permitted by right include mobile home parks and mobile home subdivisions. Mobile home parks are developments in which individual mobile home pads are rented, leased or held in condominium ownership by occupants. Mobile home subdivisions are developments in which mobile home lots are individually owned as in conventional single family subdivisions.

Recreational vehicle parks are permitted as conditional uses. It is the intent of this Code that recreational vehicle park facilities may not be mixed with mobile home parks or with mobile home subdivisions.

Development regulations in the mobile home district are intended to provide a reasonably spacious and well-designed environment which offers a desirable level of amenity.

The intent of the R-4 zoning district is to establish designated areas specifically for mobile home development. These areas are separated from other residential districts due to the distinct construction standards of mobile homes compared to conventional dwelling units. Designating separate districts for mobile homes also allows for residential development at a higher density than typically permitted in other residential zones, thereby supporting a wider range of housing needs. Recreational vehicle (RV) parks are permitted as conditional uses but are not intended to be mixed with mobile home parks or mobile home subdivisions.

The development regulations established for the Mobile Home District are designed to promote a safe, attractive, and well-organized residential environment, offering a reasonable level of amenity and livability for residents.

Refer to Article V, Table of Permitted Uses TPU)

Any use that is not explicitly addressed in the TPU is prohibited; however, the applicant may request a text amendment and follow the process for getting approval of the use.

5.7.1 Permitted uses.

5.7.1.1 Mobile home parks, including mobile homes located on individual sites, under common ownership.

5.7.1.2 Mobile home subdivisions, including mobile homes located on lots under individual ownership.

5.7.1.3 Family day care homes.

5.7.1.4 Utility and essential service facilities.

5.7.1.5 Enclosed storage for use by park or subdivision residents.

5.7.1.6 Outdoor storage areas for use by park or subdivision residents provided it is screened.

5.7.2 Conditional uses.

5.7.2.1 Churches, synagogues and other houses of worship.

5.7.2.2 Day care centers.

5.7.2.3 Recreational vehicle parks, provided that no recreational vehicle occupies a site for more than 180 consecutive days.

~~5.7.3 Uses permitted accessory to mobile home dwelling units. Any use typically incidental to a principal use permitted by right or as a conditional use when conducted as an accessory to such principal use:~~

~~5.7.3.1 Home-based businesses.~~

~~5.7.3.2 Golf courses and other recreational facilities.~~

~~5.7.4 Structures accessory to individual mobile home dwelling units. Accessory structures permitted in required setback areas:~~

~~5.7.4.1 Driveways and parking areas.~~

~~5.7.4.2 Fences and garden walls.~~

~~5.7.5 Accessory structures permitted in conformance with mobile home unit setbacks.~~

~~5.7.5.1 Carports, attached or detached.~~

~~5.7.5.2 Garages, attached or detached.~~

~~5.7.1.3 Screen enclosures.~~

~~5.7.1.4 Storage sheds.~~

~~5.7.6 Structures accessory to mobile home parks, mobile home subdivisions and recreational vehicle parks.~~

~~Accessory structures permitted in required perimeter setback areas.~~

~~5.7.6.1 Decks, patios, porches, terraces and walkways not greater than 12 inches above grade.~~

~~5.7.6.2 Docks.~~

~~5.7.6.3 Driveways and parking areas.~~

~~5.7.6.4 Fences and garden walls.~~

~~5.7.6.5 Parking lots.~~

~~5.7.6.6 Pumps.~~

~~5.7.6.7 Safety and security buildings necessary to control points of access.~~

~~5.7.6.8 Signs.~~

~~5.7.7 Accessory structures permitted in conformance with perimeter setbacks.~~

~~5.7.7.1 All accessory structures permitted in required yards/perimeter setback areas.~~

~~5.7.7.2 Antenna type transmitters and receivers such as radio, television, and ham radio.~~

~~5.7.7.3 Boat houses.~~

~~5.7.7.4 Carports, attached or detached.~~

~~5.7.7.5 Community buildings, including a park office.~~

~~5.7.7.6 Decks, patios, porches, terraces and walkways greater than 12 inches above grade.~~

~~5.7.7.7 Dish type transmitter and receivers such as satellite dish receivers.~~

~~5.7.7.8 Emergency shelters.~~

~~5.7.7.9 Garages, attached or detached.~~

~~5.7.7.10 Greenhouses.~~

~~5.7.7.11 Laundry buildings.~~

~~5.7.7.12 Parking structures.~~

~~5.7.7.13 Recreation facilities, indoor, such as gymnasiums, indoor swimming pools, indoor racquetball courts and indoor tennis courts.~~

~~5.7.7.14 Recreation facilities, outdoor, such as golf courses, executive golf courses, parks, outdoor swimming pools and outdoor tennis courts.~~

~~5.7.7.15 Screen enclosures.~~

~~5.7.7.16 Sheds and tool houses.~~

~~5.7.7.17 Storage areas, paved.~~

~~5.7.7.18 Storage buildings.~~

~~5.7.7.19 Swimming pools, in ground or above ground.~~

~~5.7.8 Prohibited uses. Any use not listed as permitted shall be prohibited unless it is determined to be essentially the same as a permitted use pursuant to the provisions. The storage of flammable liquids in outside, aboveground tanks shall be prohibited except those used in connection with heating appliances. Bulk plants and the bulk storage of liquefied petroleum gas shall be prohibited.~~

~~5.7.9~~ **5.7.2** *Development regulations applicable to mobile home parks, mobile home subdivisions and recreational vehicle parks.*

~~5.7.9.1~~ **5.7.2.1** *Perimeter setback requirements.* Mobile home sites, mobile home lots and recreational vehicle sites shall be set back from the perimeter of mobile home parks, mobile home subdivisions and recreational vehicle parks as follows:

Minimum perimeter setback: 20 feet

~~5.7.9.2~~ **5.7.2.2** *Perimeter landscaped buffer.* A natural or landscaped buffer not less than 15 feet in depth shall be provided around the entire perimeter of each mobile home park, mobile home subdivision and recreational vehicle park. The landscaped buffer shall be interrupted only where necessary to provide for vehicular and pedestrian access. It shall contain a visual screen consisting vegetation which have a minimum opacity of 75 percent to a height of not less than six feet. It shall be landscaped as set forth. Masonry or wooden fences meeting the requirements may be substituted along common property lines other than street right-of-way lines.

~~5.7.10~~ **5.7.3** *Recreation space requirements.*

~~5.7.10.1~~ **1.** Minimum percent of total mobile home park, mobile home subdivision or recreational vehicle park devoted to recreation space = seven percent.

~~5.7.10.2~~ **2.** Maximum percent of total recreation space devoted to recreationally used water bodies = 30 percent.

~~5.7.10.3~~ **3.** Minimum size of any single recreation area = 5,000 square feet.

~~5.7.10.4~~ **4.** Minimum dimension of any single recreation area on one side = 60 feet.

~~5.7.10.5~~ **5.** Minimum separation of active recreation area from any mobile home site = 30 feet.

~~5.7.10.6~~ **6.** Developers of new mobile home parks, mobile home subdivisions or recreational vehicle parks shall provide an onsite structure(s) to shelter the development's projected hurricane season population. Such shelters may include, but not be limited to, clubhouses and recreation centers.

~~5.7.11~~ **5.7.4** *Underground placement of utilities required.* All utilities distribution and collection systems, including water supply, sewage disposal, electricity, gas, telephone and television cable, shall be placed underground.

~~5.7.12~~ **5.7.5** *Water and sewer facilities.* Community wells or public water required. No individual wells allowed. Mobile homes may not share a septic system. If public sewer is not available then lots must meet health department size regulations to accommodate individual septic systems.

~~5.7.13~~ **5.7.6** *Development regulations specific to mobile home parks and mobile home subdivisions.*

~~Development area regulations.~~

~~5.7.13.1~~ *Size and density regulations.*

1. Minimum development area = ~~20 acres~~ **12 acres**
2. Maximum number of mobile home dwelling units per gross acre = ~~seven units~~ **(7) dwelling units**

~~5.7.13.2~~ *Access requirements.*

3. Minimum number of access points = two **(2)**

~~5.7.13.3~~ **5.7.7** *Internal street construction requirements.* Internal streets which are dedicated to public use shall be constructed according to Effingham County Regulations.

~~5.7.13.4~~ **5.7.8** *Internal street width requirements.* Right-of-way and pavement widths for internal streets which are dedicated to public use shall be determined according to the standards contained in the county's subdivision regulations. Right-of-way and pavement widths for internal streets which are reserved for private use shall be determined according to function, anticipated traffic volume and subject to site plan approval, provided that no right-of-way or pavement shall be less than as follows:

~~5.7.13.5~~ **1.** Minimum right-of-way width for private interior streets = 30 feet.

~~5.7.13.6~~ **2.** Minimum pavement width of private access drives, excluding curbs = 20 feet.

~~5.7.13.7~~ **3.** Minimum pavement width of private collector streets, excluding curbs = 24 feet.

~~5.7.13.8~~ **4.** Minimum pavement width of one-way lanes divided by landscaped median, excluding curbs = 12 feet.

~~5.7.15~~ **5.7.9** *Common area maintenance provisions for mobile home subdivisions.* The zoning administrator shall approve a final plat for a mobile home subdivision only after making a determination that there is a feasible program for the full maintenance and operation of common areas, common improvements and common facilities included in the plat consistent with the common area maintenance provisions.

~~5.7.16~~ **5.7.10** *Individual site regulations.* Mobile home site area and width requirements.

~~5.7.16.1~~ **1.** Minimum lot area = 4,000 square feet.

~~5.7.16.2~~ **2.** Minimum lot width = 40 feet.

~~5.7.17~~ **5.7.11** *Mobile home unit setback requirements.*

~~5.7.17.1~~ **1.** Minimum front and street side setback from pavement = 15 feet.

~~5.7.17.2~~ **2.** Minimum interior side setback = five feet.

~~5.7.17.3~~ **3.** Minimum rear setback = ten feet.

~~5.7.18~~ **5.7.12** *Mobile home unit parking requirements.* Minimum number of hard surface on-site parking spaces per mobile home site = two **(2)** spaces.

~~5.7.19~~ **5.7.13** *Site plan review.* Applications for a permit to construct a mobile home park shall be processed in a manner similar to the procedures of the Effingham County Subdivision Ordinance. A site plan and construction plans shall be submitted. A final plat of record is required. Applications for a permit to construct a mobile home subdivision shall be processed in accordance with the platting procedures of the Effingham County Subdivision Ordinance.

~~5.7.20~~ **5.7.14** *Development regulations specific to legal nonconforming mobile home parks and mobile home subdivisions.*

~~5.7.20.1~~ **1. Placement and replacement of units permitted.** Units may be placed or replaced within legally non-conforming mobile home park developments which were previously approved, provided the resulting density does not exceed that originally approved.

~~5.7.20.2~~ **2. Alterations to meet site improvement requirements permitted.** Alterations or development site area expansions which increase conformance with site improvement requirements are permitted. All regulations pertaining to use non-conformities as set forth shall apply to non-conformities within MH districts.

~~5.7.20.3~~ **3. Separation and setback requirements for new or replaced units.**

- 1) Minimum separation between side of one mobile home and side or end of another mobile home measured perpendicular to each side or side and end = ten feet.
- 2) Minimum end-to-end and corner-to-corner separation between mobile homes = ten feet.
- 3) Minimum separation between noncombustible appurtenances (such as screen rooms, awnings, carports and accessory storage buildings) measured perpendicularly to sides and ends = six feet.
- 4) Minimum setback of permanent buildings and mobile home units from perimeter boundaries = five feet.*

* An existing mobile home located closer than five feet to a perimeter boundary may be replaced with another unit at the same location.

~~5.7.24~~ **5.7.15 Mobile home district development regulations specific to recreational vehicle parks.**

~~5.7.24.1~~ **Recreational vehicle park size and density regulations.**

- a) Minimum recreational vehicle park area = 15 acres.
- b) Maximum number of recreational vehicle units per gross acre = 12 units.

~~5.7.24.2~~ **Vehicle site requirements.**

- a) **c)** Minimum area of vehicle site = 2,500 square feet.
- b) **d)** Minimum width of vehicle site = 35 feet.

~~5.7.24.3~~ **Access requirements.**

- a) **e)** Minimum easement of internal street = 25 feet.
- b) **f)** Minimum pavement width = 18 feet.

~~5.7.24.4~~ **5.7.15.1 Central refuse collection requirements.** All refuse shall be stored in water- and pest-proof containers located within a convenient distance from all vehicle sites and shall be collected and placed in one or more central containers daily. Collection from central containers shall be in accordance with the collection schedule [of] Effingham County.

~~5.7.24.5~~ **5.7.15.2 Individual or central sewage disposal system requirements.** Facilities for disposal of liquid wastes from vehicle holding tanks may be provided at each vehicle site or at central sanitary stations. Central sanitary stations, if used, shall be provided at a ratio of at least one for every 75 vehicle sites or fractional part thereof. Such sanitary stations shall be separated from any vehicle site by a minimum distance of 50 feet and shall be suitably screened from other activities by visual barriers such as fences, walls or natural barriers.

~~5.7.24.6~~ **5.7.15.3 Site plan review.** A site plan shall be submitted with applications for a permit to construct a recreational vehicle park. The site plan shall include complete engineering plans and specifications in sufficient detail to demonstrate full compliance with all applicable provisions of this land development code and other applicable municipal ordinances.

(Amend. of 4-4-00(21); Amend. of 4-16-02; Amend. of 10-21-04, § 5; Ord. of 9-7-10, § 1)
