

SECTION 19 – RMH MOBILE HOME RESIDENTIAL DISTRICT

This zoning district is created to provide for the inclusion of transportable or mobile home parks as a use at locations which are suitable for mobile dwellings and to provide for the placement of more than one transportable structure on a zoned lot.

19.1 PRINCIPAL PERMITTED USES

The following principal uses are permitted in the Mobile Home Residential District (RMH):

- 19.1.1 Mobile homes; Manufactured homes.
- 19.1.2 Mobile home parks authorized and licensed by Sarpy County for the parking and occupancy of mobile dwellings.
- 19.1.3 Wind Energy Generation Systems
- 19.1.4 Home Occupations requiring licensure from an agency, department or similar governing body.

19.2 ACCESSORY USES

The following accessory uses are permitted in the Mobile Home Residential District (RMH):

- 19.2.1 Accessory uses which are necessary or required by other regulations of the County, such as service facilities for bathing, laundry, etc., as required by the State or County Health regulations.
- 19.2.2 Home occupations.
- 19.2.3 Radio, television and communication towers and transmitters.

19.3 HEIGHT AND LOT AREA REQUIREMENTS

- 19.3.1 The height and minimum lot requirements shall be as follows, except as provided in Section 35:

LAND AREA REQUIREMENTS FOR MOBILE HOME PARKS:

- (A) Minimum Land Area Five (5) Acres
- (B) Minimum Front Buffer Area 100 feet (Street line to individual trailer lot line)
- (C) Minimum Side Buffer Area 50 feet (Side property line to individual trailer lot line)
- (D) Minimum Rear Buffer Area. . . . 50 feet (Rear property line to individual trailer lot line)

(E) Minimum Access Road Pavement Width . . . 30 feet (dust free surfacing)

(F) Individual Trailer Lot Requirements:

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|--------------------|------------|
| Minimum Lot Area | 5,000 feet |
| Minimum Lot Width | 50 feet |
| Minimum Lot Depth | 100 feet |
| Minimum Front Yard | 25 feet |
| Minimum Side Yard | 10 feet |
| Minimum Rear Yard | 25 Feet |

Each lot shall front on a hard-surfaced road.

19.3.2 Utilities: Each lot shall be serviced with water and sanitary sewer facilities. Service facilities for bathing, laundry, etc., as required by the State and County regulations are also required.

19.4 PROCEDURE FOR MOBILE HOME PARKS

19.4.1 A Site plan shall be filed with the application for rezoning as an amendment to the Zoning Map showing the buffer areas for landscape plantings, the layout of trailer lots, the access roads or drives, utilities distribution system, service facilities, earth grading plan, and such other information necessary to determine whether the proposed development conforms with the intent of the regulation; such development plans, diagrams, and calculations shall become a part of the amendment and shall be the basis for the issuance of a building permit in conformity therewith.

19.4.2 Site plan alterations which increase the number of dwelling units, the arrangement of trailer lots, or roadway or driveway alignment shall require a resubmission for approval of the application for rezoning. Any minor adjustments in the trailer lot lines, or decrease in the number of dwelling units may be approved by the County Board of Commissioners without resubmission of the application for rezoning.

19.5 OTHER APPLICABLE PROVISIONS

19.5.1 The entire Mobile Home Park shall be considered as one zoned lot.

19.5.2 Off-Street Parking shall be provided for all uses established in this zoning district and as provided in Section 39.

19.5.3 The following tie-down requirements must be met:

(A) Mobile homes 40' to 50' in length: Three sets of tie downs to six anchors.

(B) Mobile homes 51' to 70' in length: Four sets of tie downs to eight anchors.

(C) Mobile homes over 70' in length: Five sets of tie downs to ten anchors.

19.5.4 Tie down specifications required:

- (A) Anchors imbedded in a permanent foundation if the foundation covers the entire area under the mobile home, or a soil screw auger.
- (B) Screw augers shall be sunk to a depth of at least four feet.
- (C) Woven wire cables of galvanized steel or stainless steel 3/8 inch in diameter or larger or 1/4 inch aircraft cable with turnbuckles may be attached either from frame to anchor or over the home to the anchor.
- (D) All piers shall be placed on foundations of solid concrete with minimum dimensions of 16" X 16" X 4". Piers should be constructed of solid concrete blocks or the equivalent with the tie downs aligned with the piers.
- (E) Overhead and frame ties only be attached to the same anchor if the frame extends the full length of the home.
- (F) Overheads are placed at both ends of the home.
- (G) Tie-downs must be no more than 10' apart and no further than 5' from the ends of the home.
- (H) Other tie-down methods allowed employ cables instead of galvanized steel straps. The cables must be secured to closed eye anchor heads with turnbuckles which have thimbles, U-bolts or similar cable clamps. Turnbuckles with open hooks or eyes are unacceptable.