

**SHELBY COUNTY REGULATIONS
FOR
MANUFACTURED HOME COMMUNITIES**

Including Revisions Through

- JULY 25, 2005 -

SHELBY COUNTY DEPARTMENT OF DEVELOPMENT SERVICES

Section 1 Generally

§ 1.1 Purpose

The purpose of these regulations is to provide supplemental standards and procedures specifically relevant to the development of manufactured home communities. The standards contained in this section rectify the design standards contained elsewhere in the Subdivision Regulations to make them more compatible with the particular needs of manufactured home communities.

§ 1.2 Definitions

Manufactured home. A structure, originally designed to be transportable in one or more sections which is built on a permanent chassis, and designed to be used as a dwelling with or without permanent foundation, when connected to the required utilities, and includes plumbing, heating, air-conditioning and electrical systems contained therein.

Manufactured home lot/site. A parcel of land for the placement of a single manufactured home unit and for the exclusive use of its occupants.

Manufactured home community. A contiguous parcel of land under single or same ownership which has been planned, improved and used for the placement of two (2) or more manufactured homes for residential occupancy. The placement of manufactured homes on the property shall be by leasehold only, and no individual lots may be sold within the community without proper subdivision approval.

Manufactured home stand. That part of an individual lot/site which has been reserved or designed for the placement of one manufactured home unit.

Mobile home. See Manufactured home.

Manufactured home community street. A street which affords principle means of access to manufactured home lots/sites or auxiliary buildings from any adjacent public street.

Skirting. A durable material used to enclose the space from the bottom of the manufactured home to grade.

§ 1.3 Procedures

- (a) *Community Plan.* A manufactured home community plan shall be developed and drawn to a scale of one (1) inch to one hundred (100) feet and shall include the following:
- (1) The name of the rental community, the names and addresses of the owners and the names and addresses of the designer, engineer and/or surveyor.
 - (2) The date, scale and approximate north arrow.
 - (3) The boundaries of the rental community.
 - (4) The site plan of the community showing streets, street centerlines, direction and radius, driveways, open area, parking spaces, service buildings, water courses, easements, manufactured home spaces and other items as may be

required by the Director to assure compliance with the standards contained in these regulations.

- (5) Names of adjoining property owners.
 - (6) The identification of all gas, water and sewage lines that will service the community. Street lights and solid waste containers shall also be included.
 - (7) Surface water drainage plans.
 - (8) Topographic survey.
 - (9) Street profiles.
 - (10) Typical road section.
 - (11) Certification (seal) of registered surveyor and/or professional engineer.
- (b) *Review and Approval.* Before a permit is issued for construction of a manufactured home community, the community plan must be submitted to the Director of Planning and Development to be reviewed and approved according to the procedures contained in Article II of the *Subdivision Regulations of Shelby County*, except that recording of the community plan at the office of the Probate Judge of Shelby County shall not be required.
- (c) Should the community streets not be completed within two years of approval of the community plan, the Director shall notify the Department of Building Inspections Services that no further building or electrical permits for manufactured home units shall be released within the manufactured home community until such time as improvements are completed.

Section 2 Standards

§ 2.1 Required Setbacks, Lot Area and Storage Buildings

- (a) *Along public streets.* There shall be a 50 foot minimum building setback from the property line along all exterior park boundaries which abut a public street.
- (b) *Along rear and side property lines.* All community exterior boundaries not adjacent to a public street shall be provided with a 15 foot minimum building setback.
- (c) *Along community streets.* There shall be a minimum distance of 10 feet between the manufactured home and any abutting community streets.
- (d) *Minimum lot/site size.* Manufactured home lots/sites served by community or public water and sewer systems shall have a minimum lot width and area of Fifty (50) feet minimum width and 5,000 square feet minimum area.

Lots/sites not served by community or public water and sewer systems may have a larger minimum area requirement as otherwise provided in these regulations or as established by the Shelby County Health Department.

- (e) *Community frontage and area requirements.* A manufactured home community shall front on a paved public street/road and shall have a minimum frontage of 50 feet and a minimum area of one acre.
- (f) *Paving, soil and ground cover requirements.* Exposed ground surfaces in all parts of every manufactured home community shall be paved, covered with crushed stone, or other solid material, or protected with grass or other vegetative cover that is capable of preventing soil erosion and of eliminating objectionable dust.
- (g) *Lot/site drainage requirements.* The ground surface in all parts of every manufactured home community shall be graded and equipped to drain all surface or storm water in a safe, efficient manner.
- (h) *Separation between manufactured homes.* Manufactured homes shall be separated from each other and from other buildings and structures by at least 20 feet. Porches and decks without tops or roof coverings may be excluded from this requirement, but such shall be suitably sized and constructed to allow proper emergency access if such are used as a main entrance.
- (i) *Separation between manufactured homes and off-site buildings.* The location of any manufactured home within a manufactured home community must be at least thirty (30) feet from any permanent residential building located outside the community unless separated therefrom by a natural or artificial barrier.
- (j) *Maximum height.* No building or structure erected or stationed in a manufactured home community shall have a height greater than 2 ½ stories or thirty five (35) feet.
- (k) *Recreation area.* There shall be provided a park and recreation area having a minimum of one hundred fifty (150) square feet for each manufactured home space. Areas shall be consolidated into usable recreation areas.

§ 2.2 Manufactured Home Community Street System and Car Parking

- (a) The entrance and exit street or streets shall be designed to provide safe and convenient access between the public street and the community interior street system.
- (b) *Community street system.* Community street systems shall meet the following standards:
 - (1) Community streets shall be platted with a space, not less than 30 feet wide, to accommodate streets, drainage structures and utilities, etc.
 - (2) Community streets that serve more than 200 vehicles per day shall be paved with plantmix asphalt or a more durable material to a width of not less than 22 feet. Community streets that serve no more than 200 vehicles per day for residential access only shall be paved to a width of not less than 18 feet and may be paved with double bituminous surface treatment. Vehicles per day shall be as determined in the most current publication of the Institute of Traffic Engineers concerning traffic generation.

- (3) Each manufactured home site shall be accessible from abutting streets for all essential and emergency uses by vehicular equipment, including equipment used by public protective agencies (fire, police and ambulance services).
 - (4) The street layout shall be designed to provide for the continuous flow of traffic, with cul-de-sacs (minimum radius of 50 feet) being permissible. Streets shall be designed with a horizontal and vertical alignment which meets at least a twenty (20) mile-per-hour design speed.
 - (5) Traffic control signs (stop, yield, and speed) shall be placed and maintained in good condition throughout the community where necessary.
 - (6) Each street shall have a permanent sign installed with a designated name identifying each street.
 - (7) Paving of community streets shall be completed within two years of approval of the final plat. Streets and parking areas shall be maintained by the owner, operator, and/or manager of the manufactured home community at all times.
- (c) *Parking.* Off-street parking areas or on-street parking lanes shall be provided for the use of park occupants and guests.
- (1) A minimum of 400 square feet of parking is required for each lot/site for two (2) automobiles.
 - (2) Driveways shall have a minimum width of 10 feet.
 - (3) All off-street parking areas or spaces shall have direct access to a community street. No direct driveway access shall be permitted from manufactured home lots to any exterior street.

§ 2.3 Manufactured Home Stands and Required Improvement

- (a) *Tie-Downs.* Each manufactured home shall have tie-downs or other devices securing the stability of the manufactured home based on the requirements of the manufacturer or the installation standards of the Alabama Manufactured Housing Commission.
- (b) *Foundations.* Foundations shall be installed in accordance with the standards set forth in the manufacturers set-up requirements, or the installation standards of the Alabama Manufactured Housing Commission.
- (c) *Skirting.* Installation of skirting on all manufactured homes shall be required. Installation shall be in accordance with the manufacturers installation instructions. Acceptable materials may include masonry, stone, metal, vinyl, or other materials manufactured for the purpose of skirting.

§ 2.4 Water Supply, Sewage and Refuse Disposal, and Electrical Equipment

- (a) *Water Supply.* An adequate and safe supply of potable water shall be provided for the manufactured home community. The source of the water supply shall either be through a public water system with the community connecting to the water lines, or when such a system is not available, the manufactured home community must be

serviced by a supply approved by the Alabama Department of Environmental Management or the Alabama Department of Public Health.

- (b) *Sewage disposal.* An adequate and safe sewage disposal system shall be provided in the manufactured home community. Collection systems, sewage treatment facilities or individual septic tank systems or other on-site systems shall be approved by the Alabama Department of Public Health or the Alabama Department of Environmental Management.
- (c) *Refuse disposal.* The storage, collection, and disposal of refuse in the manufactured home community shall be so conducted as to prevent health hazards, rodent harborage, or insect breeding areas and shall comply with all local, state and federal laws, rules and regulations.
- (d) *Electrical equipment and installation.* Lot/sites and communities shall have all equipment and installations designed, constructed and maintained in compliance with the requirements of the Shelby County Department of Building Inspection Services and all other local, state and federal laws, rules and regulations.
- (e) *Storm water drainage.* No manufactured home community or part thereof shall shed storm water runoff water, either as surface runoff or an outfall from storm sewerage structures, onto any adjoining land unless such runoff is contained within an existing drainage easement, ditch, structure or right-of-way. And provided further, that such existing drainage easement, ditch, structure or right-of-way provides outfall to an established drainage channel, as approved by the County Engineer.

Section 3

§ 3.1.7 General Regulations

- (a) *Nonconformities.* The lawful use of land as a manufactured home community existing at the time of the adoption of these regulations, although such use does not conform to the provisions herein, may be continued and shall not be subject to the requirements of these regulations, but if the manufactured home community is discontinued for a period of one year, it shall not then be reestablished except in conformity with these regulations. Any expansion or addition to an existing nonconforming manufactured home community shall be in conformity with these regulations.
- (b) *Supervision.* The owner or a duly authorized attendant or caretaker shall be in charge at all times to keep the manufactured home community, its facilities and equipment in a clean, orderly and sanitary condition.
- (c) *Violation and penalties.* Any person, firm, corporation or any agent, servant, employee, officer or contractor for any person, firm or corporation who shall violate any provision, requirement, term or condition of these regulations shall be subject to the remedies contained in *Subdivision Regulations of Shelby County, Act 82-693* of the Legislature of Alabama as amended or Chapter 11-24, Code of Alabama. 1975.
- (d) *Conflicting resolutions.* When the provisions of these regulations are in conflict with or inconsistent with other applicable regulations of Shelby County, then these regulations shall prevail.

- (e) *Variances.* Where the Planning Commission finds that extraordinary hardships may result from strict compliance with these regulations due to unusual topographic, health, public safety, or other conditions beyond the control of the applicant, it may vary the regulations so that substantial justice may be done and the public interest secured, provided, however, that such variation will not have the effect of nullifying the intent or purpose of these regulations. Any variance thus authorized is required to be entered in writing in the minutes of the Shelby County Planning Commission and the reason which justified the departure to be set forth.
- (f) *Amendments.* Any chapter, section, sub-section, or provision of these regulations proposed for amending shall be published and a public hearing held as provided by law.
- (g) *Validity.* Should any section, clause or provisions of these regulations be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of these regulations as a whole or any part thereof, other than the part so declared to be invalid, it being expressly declared that these regulations would have and is adopted without such invalid part or parts.
- (h) *Effective date.* These regulations shall take effect and be in force from and after its adoption by the Shelby County Commission this 14th day of February, 2000.

BE IT FURTHER RESOLVED, that "Section 5. Mobile Home Parks" of ARTICLE XVIII of the *Zoning Ordinance of Shelby County, AL* is hereby repealed.

BE IT FURTHER RESOLVED, that the owner of any parcel of property in unincorporated Shelby County which exists as a "manufactured home community" as defined in Section 1.2 of the above regulations is hereby required to submit to the Shelby County Department of Planning and Development, within 90 days of the above date, an identification and or description of such property, the number of manufactured home spaces with installed and approved septic systems thereon in order to record such property as a legal nonconforming use.