

AVON ZONING ORDINANCE

CHAPTER 9. REVISION HISTORY

CHAPTER 9. MOBILE HOME PARK DISTRICTS

Ordinance #	Plan Commission Approval Date	Town Council Adoption Date	Description
2002-14	09-24-02	11-14-02	Adoption of Chapter 9.
2010-20	09-27-10	10-14-10	MHP Mobile Home Park District Use Matrix consolidated into Chapter 27: Permitted Use Table.

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CHAPTER 9. MOBILE HOME PARK DISTRICTS

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Section 9-1. Purpose Statement

The MHP Mobile Home Park District set forth herein is intended to provide for the development of mobile home parks in a well planned environment located along major arterials or major collector thoroughfares.

Section 9-2. General Cross-reference Guide for Additional Regulations

1. Land Use Interpretation

All applications for a permitted or special exception which are not listed in Table 9-1 (Mobile Home Park District Use Matrix) shall be submitted to the Zoning Administrator for a use interpretation pursuant to the standards and procedures set forth in Chapter 4, Section 4-7 (Interpretations).

2. Temporary Uses

Certain temporary uses may be permitted in the Mobile Home Park District subject to the provisions of Chapter 13, Section 13-13 (Temporary Uses) and the securing of a temporary use permit, pursuant to Chapter 4, Section 4-9 (Temporary Use Permit).

3. Parking and Loading.

The parking and loading requirements applicable in the mobile home park district are set forth in Chapter 15 (Off-Street Parking and Loading).

4. Signs

Sign regulations applicable in the mobile home park district are set forth in Chapter 18 (Signs).

5. Performance Standards

Requirements relating to performance standards in the mobile home park district are set forth in Chapter 14 (Performance Standards).

6. Development Plan Review

Certain development activities, within the Mobile Home Park District, including the establishment of a District shall be subject to development plan review pursuant to Chapter 4, Section 4-8 (Development Plans).

7. Landscaping and Screening

Requirements relating to landscaping, screening, and buffering in the Mobile Home Park District are set forth in Chapter 16 (Landscaping and Screening).

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8. Nonconforming Lots

Requirements relating to nonconforming lots, uses, and structures in the Mobile Home Park District are set forth in Chapter 6 (Nonconforming Lots, Uses and Structures).

Section 9-3. Minimum Zoning District Size

The minimum district area for the establishment of a MHP Mobile Home Park District shall be not less than fifteen (15) acres. In addition, the location of the district shall be located on site that has an acceptable relationship to major arterials or major collector thoroughfares that can accommodate the traffic needs of such a development.

Section 9-4. Mobile Home Park District General Regulations

1. Permitted Uses

The uses listed with a letter “P” in Table 9-1 shall be permitted in the MHP Mobile Home Park District. The uses shall be considered permitted as of right, subject to any limitations set forth in Table 9.1, this Ordinance, or other Town ordinance or code, and the securing of a Improvement Location Permit. (Section 4-1 Improvement Location Permit)

2. Special Exceptions

The uses listed with a letter “S” in Table 9-1 may be allowed as special exceptions in the MHP Mobile Home Park District. The uses may be allowed subject to any limitations set forth in Table 9-1, this Ordinance, or other Town ordinance or code, and the securing of a special exception permit pursuant to Chapter 4, Section 4-4 (Special Exception Permits).

3. Accessory Uses

Accessory uses, buildings, and structures customarily incidental to and commonly associated with a mobile home park may be permitted, subject to the provisions of Chapter 13 (Specific Use Requirements), and any limitation contained herein. Specifically permitted or allowed accessory uses, buildings, and structures are listed in Table 9-2 (MHP Mobile Home Park District Accessory Use Matrix).

4. Bulk Regulations

Subject to the limitations contained therein and elsewhere in this Ordinance, the bulk regulations that apply to the MHP Mobile Home Park District are listed in Table 9-3 (MHP Mobile Home Park District Bulk Matrix).

5. Prohibited Uses

Uses not listed as permitted or special uses in the MHP Mobile Home Park District Use Matrix set forth in Table 9-1 below are hereby strictly prohibited.

Table 9-1. MHP Mobile Home Park District Use Matrix SEE Chapter 27: Permitted Use Table

Note: 1. Uses may be permitted individually on lots provided they met the development standards for the C-3 district set for in Chapter 9, Table 9-1 (Commercial Districts Bulk Matrix).

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Table 9-2. MHP Mobile Home Park District Accessory Use Matrix.

ACCESSORY USES	MHP
Accessory uses customary and incidental to a permitted or special use	P
Home occupation, subject to Chapter 13, Section 13-5	P
Manager's office or apartment	S
Maintenance storage facilities	S
Laundry facilities	S
Garages, enclosed patios, bath houses, gazebos, cabanas, greenhouses, and storage facilities	S
Community Swimming Pools	P
P = Permitted / S = Special Exception Permit Required	

Table 9-3. MHP Mobile Home Park District Bulk Matrix

Bulk Standards	MHP
Minimum Lot Area	
Area per mobile home site	4,500 square feet
Units per acre	7 mobile homes
Minimum Lot Width	
Park	150 feet
Mobile home	40 feet
Max Lot Coverage	
Park area excluding mobile homes	90%
Mobile home	35%
Accessory buildings	750 sq. ft.
Max Lot Depth to Width Ratio	
Mobile home	3:1
Minimum Ground Floor Area	
Mobile home	900 sq. ft.
Max Height	
Mobile home	25 ft.
Accessory	18 ft.
Principal Building (other than mobile home)	35 ft.
Minimum Yards	
Park	
Front	60 feet
Side	50 feet
Rear	50 feet
Mobile Home Lot	
Front	10 feet
Side	12.5 feet, but at least 25 feet between mobile homes at the closet point.
Rear	12.5 feet, but at least 25 feet between mobile homes at the closet point.
Accessory structures	
Front	10 feet
Side	7.5 feet, but at least 25 feet between mobile homes and accessory structures at the closet point.
Rear	7.5 feet, but at least 25 feet between mobile homes and accessory structures at the closet point.

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Section 9-5. Site Development Regulations for Mobile Home Parks.

A mobile home park must comply with the following requirements.

1. A park must have a minimum site area of three (3) acres and contain a minimum of twenty (20) mobile home spaces.
2. Each mobile home lot shall contain a mobile home slab. The slab shall be constructed so that it will not heave, shift or settle unevenly under the weight of the mobile home due to frost action, inadequate drainage, vibration, or other forces. The slab shall be provided with anchors and tie downs, securing the stability of the mobile home. Anchors and tie downs shall be placed at least at each corner of the slab.
3. Streets within a mobile home park must meet the Town's standards for street design and construction, as set forth in the Avon Subdivision Control Ordinance.
4. Each mobile home lot shall be accessible from the internal road network. No direct access from a perimeter road to a mobile home lot shall be permitted.
5. A mobile home park must contain a minimum of 300 square feet of open space for each dwelling unit, with at least 150 square feet being located on each mobile home space. Open space that is not located on a mobile home space may be located in common open space areas distributed throughout the park in a manner that provides access to each mobile home space.
6. A mobile home park must provide pedestrian access to and from each mobile home space and all common facilities. A walkway that is designed separately from internal streets or parking areas must have a minimum paved width of three (3) feet.
7. A mobile home chassis may not rest more than three (3) feet above the ground elevation at the low end, measured at a ninety (90) degree angle to the frame.
8. A mobile home shall be skirted with a building material that is similar in appearance to the construction of the rest of the mobile home, or a mobile home shall be skirted in a material that gives the appearance of a permanent foundation.
9. The space immediately beneath a mobile home shall not be used for storage.
10. All mobile homes and mobile home parks must meet the requirements of Indiana Code 16-4-27.