

ORDINANCE NO. 01-22

AN ORDINANCE OF THE MADISON COUNTY FISCAL COURT, KENTUCKY AMENDING THE CURRENT LAND USE REGULATIONS AND SUBDIVISION REGULATIONS, ORDINANCE NO. 00-02, AND AUTHORIZES THE CHANGE OF THE REGULATIONS OF MADISON COUNTY, KENTUCKY.

WHEREAS, the hereinafter described land is located in Madison County, Kentucky and

WHEREAS, the Madison County Planning Commission held a public hearing on May15, 2001 and found that the current Land Use Regulations and Subdivision Regulations need to be revised to provide for manufactured housing setup.

NOW, THEREFORE BE IT ORDAINED AND ENACTED, by Madison County Fiscal Court that:

The following sections of the current Land Use and Subdivision Regulations are recommended by the Planning Commission to be amended:

APPENDIX H – MANUFACTURED HOUSING SET UP

Amend existing Appendix H to include additional requirements for mobile home set up.

MOBILE HOME PARKS

Land Use Regulations Changes

Amend Section 402.2, creating a land use designation specifically for Mobile Home Parks.

Amend 402.4, adding UC-9 and RC-9 land use designations to the Urban and Rural Corridor Districts as permitted uses within those districts.

Amend Section 402.5(1), relocate existing note #4 to Section 402.5(9) new section specifically for Mobile Home Parks.

Amend Section 402.5, adding 402.5(9) Mobile Home Parks site and dimensional requirements.

Amend Section 402.6(2) delete Mobile Home Parks as a “Conditional Use” under UC-2 and RC-2 land use designations.

Amend existing Appendix H to include manufactured housing subdivision home set-up requirements.

SECTION II

That the Director of Planning and Development make the appropriate changes to the Official Land Use Regulations and Subdivision Regulations of Madison County, Kentucky.

SECTION III

That the County Clerk cause this ordinance to be published in accordance with the appropriate Kentucky Revised Statutes.

DATE OF FIRST READING: July 24, 2001
MOTION BY: Larry Combs
SECONDED BY: Billy Ray Hughes
VOTE: YES NO

COUNTY JUDGE EXEC. KENT CLARK
MAGISTRATE LARRY COMBS
MAGISTRATE FORNISS PARKS
MAGISTRATE WILLIAM TUDOR
MAGISTRATE BILLY RAY HUGHES

✓
✓
✓
absent
✓

DATE OF SECOND READING: August 14, 2001

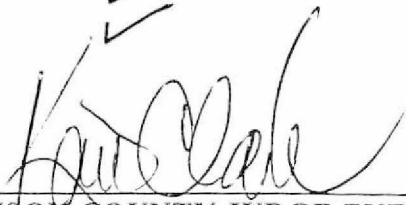
MOTION BY: Billy Ray Hughes

SECONDED BY: Forniss Park

VOTE: YES NO

COUNTY JUDGE EXEC. KENT CLARK
MAGISTRATE LARRY COMBS
MAGISTRATE FORNISS PARKS
MAGISTRATE WILLIAM TUDOR
MAGISTRATE BILLY RAY HUGHES

✓
✓
✓
✓



MADISON COUNTY JUDGE EXECUTIVE

Attest:

Mary Jane Hunter
MADISON COUNTY CLERK

APPENDIX H

STANDARDS FOR INDIVIDUAL SITE DEVELOPMENT OF MOBILE / MANUFACTURED HOME INSTALLATION

INTENT:

It is the intent of these regulations to encourage the proper placement of mobile / manufactured homes throughout the county while improving the aesthetics and general life safety standards for housing in the County.

Authority

In accordance with Ordinance 98-09 a building permit shall be obtained from the Madison County Planning and Development Office for the placement of mobile/manufactured homes on individual sites, tracts or farms prior to the actual placement of the home. The placement and setup of the home shall be done so in accordance with the Madison County Land Use and Subdivision Regulations, the manufacturers listing for the home, State regulations as set forth in 815 KAR 25:050, 815 KAR 25:060, 815 KAR 25:070, 815 KAR 25:080, 815 KAR 25:080 and the regulations as follows:

Manufactured / Mobile Home Regulations

All manufactured / mobile homes sold by a mobile home retailer shall be responsible for the set up in accordance with the manufacturers listing for that specific home. If the home is not sold by a retailer the owner of the home shall be set up in accordance with the minimum standards set forth in ANSI Standards, ANSI A 225.1. If there are specific deed or subdivision restrictions that are more stringent they must be followed in addition to these requirements.

- 1) The electrical system, including the main circuit box and all switches/outlets, shall be installed in accordance with the National Electrical Code and inspected by the County Electrical Inspector.
- 2) Adequate and operable smoke detection equipment shall be installed in accordance with the applicable codes.
- 3) All exit doors and windows required by the applicable codes shall be operable and general structural integrity of the unit shall be acceptable.
- 4) A landing shall be provided on the exterior of each exit door from the home meeting the following requirements:
 - a) Landing shall be placed not more than 8-1/4 inches below the threshold of the doorway.

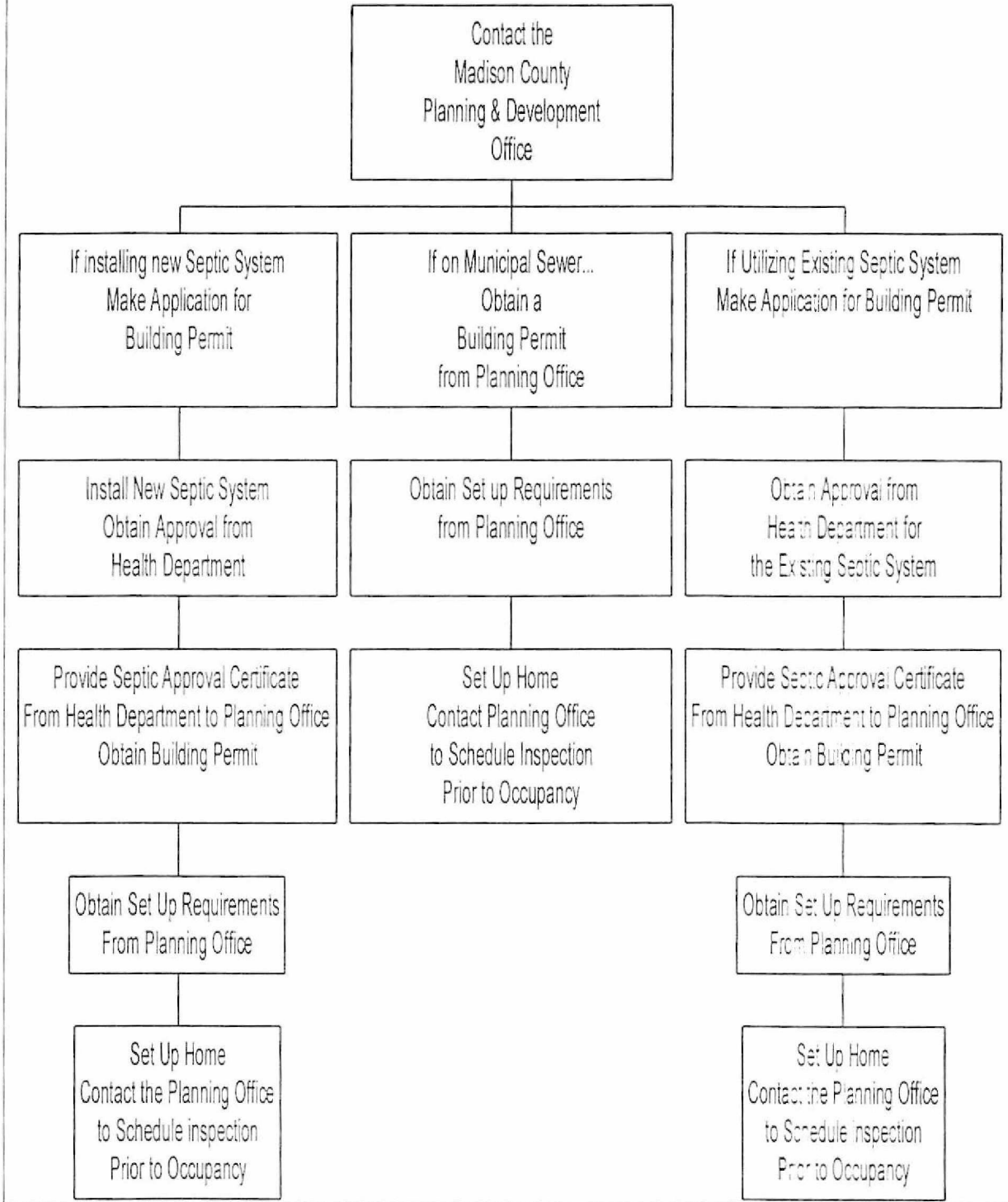
- b) Landing shall be a minimum 36 inches x 36 inches, constructed of a weather resistant material.
 - c) Steps from the landing shall have a maximum riser height of 8-1/4 inches and a minimum tread depth of 9 inches.
 - d) Handrails shall be provided on all steps containing three or more risers. Handrail heights shall be not less than 30 inches or more than 38 inches measured vertically above the nosing of the steps. Guardrails shall be provided on all porches/landings located more than 30 inches above the floor or grade level. Guards shall have intermediate rails spaced such that a 4-inch sphere cannot pass through the openings.
- 5) All homes shall be properly underpinned using material approved by the manufacturer and the building inspector that is suitable for exposure to the weather and securely fastened in place.
 - 6) If a municipal type sewer is not available, a septic system approved by the Madison County Health Department must be provided. Copies of such approval must be provided to the Planning & Development Office. If an existing septic system exists on the property, the owner shall contact the Madison County Health Department and obtain an "Existing System Affidavit" verifying the existence of an approved and working septic system.
 - 7) Manufactured housing is not permitted to be placed or constructed within the established floodplain or floodway as determined by the County Floodplain Administrator.

For placement of manufactured homes in an approved Manufactured Home Subdivision as defined in these regulations, the following additional setup requirements shall be followed:

- 1) 1) All electrical services shall be permanently attached to the structure in accordance with the applicable manufacturers recommendation, National Electric Code and the DAPIA installer's manual.
- 2) All homes shall be permanently secured in place with a foundation system approved by the manufacturer, and shall have a continuous masonry or masonry veneer foundation skirting.
- 3) Only manufactured homes shall be permitted in this development. Conventional built homes are not permitted.
- 4) Specific deed restrictions shall be provided by the developer to govern property maintenance requirements and other items as deemed appropriate by the developer.

- 5) An approved landscape buffer shall be provided around the perimeter of the development. The buffer shall be a minimum of 15 feet wide and shall be separate from any utility easements that may be required in the same areas to allow full growth of the landscaping and afford the maximum buffer intended.
- 6) This development shall be restricted to homes that are manufactured and delivered to the site in two or more sections. Singlewide homes shall not be permitted in this type development.
- 7) In addition to the state regulations, the developer shall be required to meet the full requirements of the Madison County Subdivision and Land Use Regulations as it relates to a major subdivision preliminary and final plat requirements.
- 8) Development such as this shall be accessed and front onto a County or State road that provides a minimum of 20 feet of pavement width.
- 9) Fire-flow shall be provided for the entire development.
- 10) The same lot dimensions as permitted for single family dwelling uses shall apply to manufactured housing developments. See Land Use Regulations Section 402.5.
- 11) The placement of manufactured homes within a manufactured home subdivision shall be uniformly positioned in relation to the roads, property lines and/or natural contours to create an aesthetically pleasing layout.

Procedures for Obtaining Individual Site
Placement of Mobile/Manufactured Homes



APPENDIX I

STANDARDS FOR MOBILE / MANUFACTURED HOME PARKS AND COMMUNITIES

Scope: Those persons desiring to develop a mobile/manufactured home park shall be required to follow the procedures and regulations listed herein:

The developer shall be required to obtain all required state permits as provided in K.R.S. 219.310 to 219.40, and Kentucky Administrative Regulations 902 KAR Chapter 15.

In addition to the state regulations, the developer shall be required to meet the full requirements of the Madison County Subdivision and Land Use Regulations as it relates to a subdivision. Compliance shall include all requirements as if for a major subdivision with property fronting onto a road with a minimum 20 feet wide of pavement, fire flow shall be provided, street and utility construction, etc.

Any portion of this standard shall not contradict or be less than the minimum requirements of the State Fire Marshal and or the State licensing office for mobile home parks.

Requirements: Mobile home parks shall meet all applicable requirements of the Land Use Regulations and Subdivision Regulations in addition to the state requirements as provided in K.R.S. 219.310 to 219.40, and Kentucky Administrative Regulations 902 KAR Chapter 15. Mobile Home parks *Shall Not* be permitted unless it can be connected to a municipal sewage disposal system.

Definitions:

1. **Approved:** Acceptable to the authority having jurisdiction.
2. **Authority Having Jurisdiction:** The organization, office, or individual responsible for approving equipment, materials, an installation, or a procedure.
3. **Community Building:** Any nonresidential building used for manufactured home community purposes.
4. **Community Management:** The person or entity who owns a development or has charge, care or control of a community (e.g., park, estate or subdivision).
5. **Dwelling Unit:** One or more habitable rooms designed to be occupied by one family with facilities for living, sleeping, cooking, eating and sanitation.
6. **Manufactured Home:** A structure that is transportable in one or more sections and that, in the traveling mode is 8 body feet or more in width and 40 body feet or

more in length, or when erected on site is 320 square feet or more. This structure is built on a permanent foundation when connected to the required utilities, which include plumbing, heating-air conditioning, and electrical systems contained therein. Manufactured homes were formerly referred to as mobile homes or trailer coaches.

7. **Manufactured Home Site:** A parcel of land for the accommodation of one manufactured home, its accessory building or structures, and accessory equipment for the exclusive use of the occupants.
8. **Mobile Home Park/Community:** A parcel of land with sites available to the public in which two (2) or more mobile home lots are occupied or intended for occupancy by mobile, manufactured homes, modular homes or any residential structure not wholly site built, and including its accessory building or structures, and accessory equipment for the exclusive use of the occupants.
9. **Municipal Sewage Disposal System:** A system controlled and operated by a local municipal government entity.

Mobile Home Park Requirements

Before an application for a Mobile Home Park can be considered, the following conditions shall be verified by the County Administrative Official;

1. Mobile home parks and communities shall be required to be developed in accordance with all applicable Land Use and Subdivision Regulations as a major subdivision meeting the preliminary and final plat requirements.
2. A comprehensive development plan shall be submitted in accordance with the guidelines set forth in the Subdivision Regulations.
3. The appropriate land use designation of "9 – Manufactured Housing, Single Family Dwellings" shall be listed for property planned for such parks or communities.
4. Mobile home parks shall only be permitted where connection to a municipal sewage disposal system can be obtained.
5. Mobile home parks, as with other major subdivisions, shall only be permitted on County or State roads that have a minimum of 20 feet of pavement width.
6. Minimum acreage required for a mobile home park shall be 10 acres, with a maximum acreage per mobile home park of 20 acres.
7. Maximum number of four (4) mobile home sites per acre.

8. Every home site shall be provided with a minimum of 2 paved off street parking spaces.

SUBMITTAL REQUIREMENTS

A. Application for Development Approval

- 1) Applications for approval of a mobile home park shall be submitted to the Planning and Development Office by the set deadlines for submittals. All applications shall be required to be reviewed by the Development Review Team, Planning Commission Work Session and Planning Commission Business Session. The following items shall be submitted at the time of making application:
 - a) The developer shall be required to file preliminary and final plats;
 - b) A comprehensive development plan complying with all requirements set forth in the subdivision regulations.
 - c) A complete copy of the submittal packet as required by State regulations as set forth in 815 KAR 25:050, 815 KAR 25:060, 815 KAR 25:070, 815 KAR 25:080, 815 KAR 25:080 for the Cabinet for Human Resources shall be provided to the Planning Office.

B. Submission of a Construction Plan

Each application for a permit to construct or alter a mobile home park shall be accompanied by a complete plan, drawn to scale, of the proposed park or alteration. The plan shall show all items required by the subdivision regulations as well as all existing and proposed facilities including:

1. The area and dimension of the tract of land being developed;
2. The number, location and size of all mobile home lots;
3. The area within each mobile home lot intended for location of a mobile home and setback distances;
4. A detailed drawing of the foundation for the placement of the mobile home stand within the mobile home lot;
5. The location and width of roadways, driveways and walkways;
6. The number, location and size of all off-street automobile parking spaces;
7. The location of park street lighting and electrical system;
8. A detailed drawing of the water supply, if source is other than public;
9. A detailed drawing of the sewage disposal facilities, including specifications;
10. A detailed drawing of the refuse storage facilities;
11. The location and size of water and sewer lines and riser pipes;
12. The size and location of any playground areas within the park, if provided; and
13. A separate floor plan of all buildings and other improvements constructed or to be constructed within the mobile home park including a plumbing riser diagram.
14. Parks shall be developed in one phase.

LOCATION AND GENERAL LAYOUT STANDARDS

A. General Layout

1. Every mobile home and mobile home park shall be located on a well-drained area, not subject to recurring flooding, and the premises shall be properly graded to prevent the accumulation of storm or other waters. Manufactured housing shall not be permitted to be placed or constructed within the established floodplain or floodway as determined by the County Floodplain Administrator.
2. Each mobile home or lot shall be numbered and displayed in some systematic order.
3. Site and Dimensional Requirements
 - Minimum site: 12,000 square feet
 - Minimum lot width: 100 feet
(50 feet on cul-de-sacs measured at the front property line)
 - Maximum building height: 40 feet
 - Front yard: 25 feet from the front lot line
 - Side yard: 10 feet from lot line
 - Rear yard: 15 feet from lot line
4. All mobile homes shall be located at least twenty-five (25) feet from any park property boundary line abutting upon a public street or highway and at least ten (10) feet from other park property boundary lines.
5. All lots shall abut upon a park street. All park streets shall be constructed in accordance with the road specifications listed in the current subdivision regulations, section 308. Parking shall not be permitted on county roads.
6. Park street, driveways and walkways shall be all weather construction, maintained in good condition, have natural drainage, relatively free of dust and shall be maintained free of holes.
7. The area of the mobile home stand shall be improved to provide an adequate foundation for the placement of the mobile home. The mobile home stand shall not heave, shift or settle unevenly under the weight of the mobile home due to frost action, inadequate drainage, vibration or other forces acting on the superstructure.
8. The proposed site for placement of manufactured homes shall be graded to provide a maximum height for the home of 48 inches above grade, measured from the pad grade to the underside of the chassis.

B. Lighting Within the Park

A minimum equivalent to a 175-watt mercury vapor type light shall be provided at park entrances, intersections and at intervals of 200 feet within the park.

C. Marking of underground Utility Lines

The location of all underground electrical cables, gas piping, water piping, and sewer lines that are buried within 4 feet of the perimeter of the site's largest planned manufactured homes shall be indicated by an aboveground sign(s) or underground marker tapes identifying the proximity of the lines. A plot plan showing the "as built" location of underground utility lines shall be available for installations in multiple site facilities.

D. Park Electrical Distribution Systems

Every park shall contain an electrical system consisting of wiring, fixtures, equipment and appurtenances installed and maintained pursuant to the requirements of the Public Protection and Regulation Cabinet.

E. Park Water Supply

1. The water supply shall be potable, adequate and from an approved public supply of a municipality or water district.
2. No physical connection shall be made between an approved public water supply and unapproved water supply.
3. Water distribution lines and connections shall comply with the state Plumbing Code.
4. Water supplies for fire department operations shall be as required by the authority having jurisdiction. Fire-flow shall be provided to the mobile home park/community.
5. Where provided, hydrants shall be located along community streets or public ways within 500 feet of all homes and buildings and shall be readily accessible for fire department use. Hydrant-hose coupling threads shall meet national standard threads or shall conform to those used by the local fire department if different than those specified in NFPA 1963.

F. Park Sewage and Waste Disposal

1. All sewage and waste matter shall be disposed of into a municipal sewer system.

2. The sewer connection between the mobile home and the sewer riser opening shall have a nominal inside diameter of at least three (3) inches with a slope of at least one-fourth (1/4) inch per foot. All joints shall be watertight.
3. The sewer outlet shall be capped when not in use.
4. Mobile home park sewer systems and connections shall comply with the state plumbing code.

G. Storage, Collection and Disposal of Park Refuse

1. The permit holder shall be responsible for storage and disposal of refuse.
2. The storage, collection and disposal of refuse in the park area shall be constructed to not create a health, safety or fire hazard, rodent harborage, insect breeding area or cause air pollution.
3. All refuse shall be stored in fly tight, watertight, rodent proof containers, which shall be conveniently located near each mobile home lot. Containers shall be provided in sufficient number and capacity to properly store all refuse.
4. Approved container storage location shall be provided and shall be designed and maintained to not create a nuisance.
5. All refuse containing garbage shall be collected at least once a week or more often, if necessary. If suitable collection service is not available from municipal or private agencies, the owner or operator shall provide this service. All refuse shall be collected and transported in covered, leak-proof containers or vehicles.
6. All refuse and waste collected at a park shall be disposed in a safe and sanitary manner approved by the Natural Resources and Environmental Protection Cabinet.

H. Insect and Rodent Control within the Park

1. Grounds, buildings and structures shall be maintained free of insect and rodent harborage and infestation. Approved extermination methods and other measures to control insects and rodents shall be used.
2. Parks shall be maintained free of accumulation of debris, which may provide rodent harborage or breeding places for flies, mosquitoes and other pests.

3. Storage areas shall be maintained to prevent rodent harborage; lumber, pipe and other building materials shall be stored at least one (1) foot above the ground.
4. If the potential for insect and rodent infestation exists, all exterior openings in or beneath any structure shall be appropriately screened with wire mesh or other suitable materials.
5. Parks shall be maintained to prevent the growth of ragweed, poison ivy, poison oak, poison sumac and other noxious weeds considered detrimental to health. Parks shall be maintained free of heavy vegetative growth of any description.

COMMUNITY BUILDINGS AND PARKS

1. Every mobile home park shall provide a community building with its primary service as an emergency shelter during severe weather alerts and or other disaster emergency situations. The community building shall have an occupancy capacity not less than 50% of the estimated occupants in the park/community using an average household size of 3 persons per home.
2. Every community building shall be designed and constructed in accordance with the minimum requirements of the Kentucky Building Code and shall be made accessible to the physically disabled.
3. The site plan for the development, as well as the community building, shall be approved by the Planning Commission prior to commencing construction.
4. Each mobile home park/community shall provide a minimum site of 5% of the total acreage to be developed as a park/playground and green space area for the residents of the park/community.
5. All parks and playgrounds shall be properly fenced with a minimum 4 feet high chain link fence and gates.

LIFE SAFETY AND FIRE SAFETY

A. General:

1. The responsibility for life and fire safety within manufactured home communities shall be that of the owners and operators of the community. This standard covers fire safety requirements for the installation of manufactured homes and manufactured home sites, including accessory buildings, structures, and communities.

2. The space under manufactured homes and accessory buildings and structures shall not be used for the storage of combustible materials or for the storage or placement therein of flammable liquids, gases, or liquid or gas fuel powered equipment.
3. The following emergency information shall be printed and posted in conspicuous places in the manufactured home community. Phone numbers of the following:
 - Fire Department
 - Police Department or Sheriff's Department
 - Community Office
 - Person responsible for operation and maintenance of the manufactured home community
4. Locations of the following:
 - Nearest public telephone
 - Address of the manufactured home community
5. All parks shall comply with applicable regulations of the State Fire Marshal and applicable local fire codes pertaining to fire safety, fuel supply storage and fuel connections.
6. Fire Safety Separation Requirements: Any portion of a manufactured home, excluding the tongue, shall not be closer than ten (10) feet side to side, eight (8) feet end to end, or six (6) feet end to end horizontally from any other manufactured home or community building unless the exposed composite walls and roof of either structure are without openings and constructed of materials that will provide a minimum 1-hour fire resistance rating or the structures are separated by a minimum 1-hour fire rated barrier.
7. Arrangement of manufactured homes and accessory buildings or structures on the site shall not restrict reasonable access to the site by emergency personnel. Each community operator shall maintain a community site plan for review by agencies responsible for emergency services. This plan shall include but not be limited to, the following:
 - a) Street names
 - b) Site separation lines
 - c) Site numbers
 - d) Water supplies for fire protection personnel
 - e) Fire Hydrant location
 - f) Utility disconnects

8. Each street name in the manufactured home community shall be clearly marked with signs and each manufactured home site shall be marked for identification in a uniform manner established by the Madison County Street Addresser that is clearly visible from the street serving the site.
9. All areas and individual sites within the manufactured homes community shall be maintained so as to be free of dry brush, leaves, weeds, and other debris that could contribute to the spread of fire within the site or community.

PARK MAINTENANCE AND REGISTRATION

1. The person to whom a permit to operate a park is issued shall at all times operate in compliance with this regulation. The permittee shall maintain the park, its facilities and equipment in good repair and in a clean and sanitary condition.
2. The permittee shall notify park occupants of all applicable provisions of this regulation and of their duties and responsibilities under this regulation.
3. The permittee shall be responsible for the proper placement of each mobile home on its mobile home stand and for securing its stability and installing all utility connections.
4. The permittee shall maintain a register containing the names of all park occupants. Such register shall be available to any authorized person inspecting the park.

INDIVIDUAL HOME SET UP REQUIREMENTS

1. All manufactured / mobile homes sold by a mobile home retailer shall be responsible for the set up in accordance with the manufacturers listing for that specific home. If the home is not sold by a retailer the owner of the home shall be set up in accordance with the minimum standards set forth in ANSI Standards, ANSI A 225.1.
2. The electrical system, including the main circuit box and all switches/outlets, shall be installed in accordance with the National Electrical Code and inspected by the County Electrical Inspector.
3. Adequate and operable smoke detection equipment shall be installed in accordance with the applicable codes.
4. All exit doors and windows required by the applicable codes shall be operable and general structural integrity of the unit shall be acceptable.

5. A landing shall be provided on the exterior of each exit door from the home meeting the following requirements;
 - a. Landing shall be placed not more than 8-1/4 inches below the threshold of the doorway.
 - b. Landing shall be a minimum 36 inches x 36 inches, constructed of a weather resistant material.
 - c. Steps from the landing shall have a maximum riser height of 8-1/4 inches and a minimum tread depth of 9 inches.
 - d. Handrails shall be provided on all steps containing three or more risers. Handrail heights shall be not less than 30 inches or more than 38 inches measured vertically above the nosing of the steps. Guardrails shall be provided on all porches/landings located more than 30 inches above the floor or grade level. Guards shall have intermediate rails spaced such that a 4-inch sphere cannot pass through the openings.
6. All homes shall be properly underpinned using material approved by the manufacturers and the building inspectors suitable for exposure to the weather and securely fastened in place.
7. Setup and anchoring of the homes shall be in accordance with the Manufacturers listed instructions.
8. Manufactured housing is not permitted to be placed or constructed within the established floodplain or floodway as determined by the County Floodplain Administrator.

APPENDIX I

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Scope: Those persons desiring to develop a mobile/manufactured home park shall be required to follow the procedures and regulations listed herein:

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Mobile Home Park Requirements

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1. Mobile home parks and communities shall be required to be developed in accordance with all applicable Land Use and Subdivision Regulations as a major subdivision meeting the preliminary and final plat requirements.
2. A comprehensive development plan shall be submitted in accordance with the guidelines set forth in the Subdivision Regulations.
3. The appropriate land use designation of “9 – Manufactured Housing, Single Family Dwellings” shall be listed for property planned for such parks or communities.
4. Mobile home parks shall only be permitted where connection to a municipal sewage disposal system can be obtained.
5. Mobile home parks, as with other major subdivisions, shall only be permitted on County or State roads that have a minimum of 20 feet of pavement width.
6. Minimum acreage required for a mobile home park shall be 10 acres, with a maximum acreage per mobile home park of 20 acres.
7. Maximum number of four (4) mobile home sites per acre.

8. Every home site shall be provided with a minimum of 2 paved off street parking spaces.

SUBMITTAL REQUIREMENTS

A. Application for Development Approval

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Each application for a permit to construct or alter a mobile home park shall be accompanied by a complete plan, drawn to scale, of the proposed park or alteration. The plan shall show all items required by the subdivision regulations as well as all existing and proposed facilities including:

1. The area and dimension of the tract of land being developed;
2. The number, location and size of all mobile home lots;
3. The area within each mobile home lot intended for location of a mobile home and setback distances;
4. A detailed drawing of the foundation for the placement of the mobile home stand within the mobile home lot;
5. The location and width of roadways, driveways and walkways;
6. The number, location and size of all off-street automobile parking spaces;
7. The location of park street lighting and electrical system;
8. A detailed drawing of the water supply, if source is other than public;
9. A detailed drawing of the sewage disposal facilities, including specifications;
10. A detailed drawing of the refuse storage facilities;
11. The location and size of water and sewer lines and riser pipes;
12. The size and location of any playground areas within the park, if provided; and
13. A separate floor plan of all buildings and other improvements constructed or to be constructed within the mobile home park including a plumbing riser diagram.
14. Parks shall be developed in one phase.

LOCATION AND GENERAL LAYOUT STANDARDS

A. General Layout

1. Every mobile home and mobile home park shall be located on a well-drained area, not subject to recurring flooding, and the premises shall be properly graded to prevent the accumulation of storm or other waters. Manufactured housing shall not be permitted to be placed or constructed within the established floodplain or floodway as determined by the County Floodplain Administrator.
2. Each mobile home or lot shall be numbered and displayed in some systematic order.
3. Site and Dimensional Requirements
 - Minimum site: 12,000 square feet
 - Minimum lot width: 100 feet
(50 feet on cul-de-sacs measured at the front property line)
 - Maximum building height: 40 feet
 - Front yard: 25 feet from the front lot line
 - Side yard: 10 feet from lot line
 - Rear yard: 15 feet from lot line
4. All mobile homes shall be located at least twenty-five (25) feet from any park property boundary line abutting upon a public street or highway and at least ten (10) feet from other park property boundary lines.
5. All lots shall abut upon a park street. All park streets shall be constructed in accordance with the road specifications listed in the current subdivision regulations, section 308. Parking shall not be permitted on county roads.
6. Park street, driveways and walkways shall be all weather construction, maintained in good condition, have natural drainage, relatively free of dust and shall be maintained free of holes.
7. The area of the mobile home stand shall be improved to provide an adequate foundation for the placement of the mobile home. The mobile home stand shall not heave, shift or settle unevenly under the weight of the mobile home due to frost action, inadequate drainage, vibration or other forces acting on the superstructure.
8. The proposed site for placement of manufactured homes shall be graded to provide a maximum height for the home of 48 inches above grade, measured from the pad grade to the underside of the chassis.

B. Lighting Within the Park

A minimum equivalent to a 175-watt mercury vapor type light shall be provided at park entrances, intersections and at intervals of 200 feet within the park.

C. Marking of underground Utility Lines

The location of all underground electrical cables, gas piping, water piping, and sewer lines that are buried within 4 feet of the perimeter of the site's largest planned manufactured homes shall be indicated by an aboveground sign(s) or underground marker tapes identifying the proximity of the lines. A plot plan showing the "as built" location of underground utility lines shall be available for installations in multiple site facilities.

D. Park Electrical Distribution Systems

Every park shall contain an electrical system consisting of wiring, fixtures, equipment and appurtenances installed and maintained pursuant to the requirements of the Public Protection and Regulation Cabinet.

E. Park Water Supply

1. The water supply shall be potable, adequate and from an approved public supply of a municipality or water district.
2. No physical connection shall be made between an approved public water supply and unapproved water supply.
3. Water distribution lines and connections shall comply with the state Plumbing Code.
4. Water supplies for fire department operations shall be as required by the authority having jurisdiction. Fire-flow shall be provided to the mobile home park/community.
5. Where provided, hydrants shall be located along community streets or public ways within 500 feet of all homes and buildings and shall be readily accessible for fire department use. Hydrant-hose coupling threads shall meet national standard threads or shall conform to those used by the local fire department if different than those specified in NFPA 1963.

F. Park Sewage and Waste Disposal

1. All sewage and waste matter shall be disposed of into a municipal sewer system.

2. The sewer connection between the mobile home and the sewer riser opening shall have a nominal inside diameter of at least three (3) inches with a slope of at least one-fourth (1/4) inch per foot. All joints shall be watertight.
3. The sewer outlet shall be capped when not in use.
4. Mobile home park sewer systems and connections shall comply with the state plumbing code.

G. Storage, Collection and Disposal of Park Refuse

1. The permit holder shall be responsible for storage and disposal of refuse.
2. The storage, collection and disposal of refuse in the park area shall be constructed to not create a health, safety or fire hazard, rodent harborage, insect breeding area or cause air pollution.
3. All refuse shall be stored in fly tight, watertight, rodent proof containers, which shall be conveniently located near each mobile home lot. Containers shall be provided in sufficient number and capacity to properly store all refuse.
4. Approved container storage location shall be provided and shall be designed and maintained to not create a nuisance.
5. All refuse containing garbage shall be collected at least once a week or more often, if necessary. If suitable collection service is not available from municipal or private agencies, the owner or operator shall provide this service. All refuse shall be collected and transported in covered, leak-proof containers or vehicles.
6. All refuse and waste collected at a park shall be disposed in a safe and sanitary manner approved by the Natural Resources and Environmental Protection Cabinet.

H. Insect and Rodent Control within the Park

1. Grounds, buildings and structures shall be maintained free of insect and rodent harborage and infestation. Approved extermination methods and other measures to control insects and rodents shall be used.
2. Parks shall be maintained free of accumulation of debris, which may provide rodent harborage or breeding places for flies, mosquitoes and other pests.

3. Storage areas shall be maintained to prevent rodent harborage; lumber, pipe and other building materials shall be stored at least one (1) foot above the ground.
4. If the potential for insect and rodent infestation exists, all exterior openings in or beneath any structure shall be appropriately screened with wire mesh or other suitable materials.
5. Parks shall be maintained to prevent the growth of ragweed, poison ivy, poison oak, poison sumac and other noxious weeds considered detrimental to health. Parks shall be maintained free of heavy vegetative growth of any description.

COMMUNITY BUILDINGS AND PARKS

1. Every mobile home park shall provide a community building with its primary service as an emergency shelter during severe weather alerts and/or other disaster emergency situations. The community building shall have an occupancy capacity not less than 50% of the estimated occupants in the park/community using an average household size of 3 persons per home.
2. Every community building shall be designed and constructed in accordance with the minimum requirements of the Kentucky Building Code and shall be made accessible to the physically disabled.
3. The site plan for the development, as well as the community building, shall be approved by the Planning Commission prior to commencing construction.
4. Each mobile home park/community shall provide a minimum site of 5% of the total acreage to be developed as a park/playground and green space area for the residents of the park/community.
5. All parks and playgrounds shall be properly fenced with a minimum 4 feet high chain link fence and gates.

LIFE SAFETY AND FIRE SAFETY

A. General:

1. The responsibility for life and fire safety within manufactured home communities shall be that of the owners and operators of the community. This standard covers fire safety requirements for the installation of manufactured homes and manufactured home sites, including accessory buildings, structures, and communities.

2. The space under manufactured homes and accessory buildings and structures shall not be used for the storage of combustible materials or for the storage or placement therein of flammable liquids, gases, or liquid or gas fuel powered equipment.
3. The following emergency information shall be printed and posted in conspicuous places in the manufactured home community. Phone numbers of the following:
 - Fire Department
 - Police Department or Sheriff's Department
 - Community Office
 - Person responsible for operation and maintenance of the manufactured home community
4. Locations of the following:
 - Nearest public telephone
 - Address of the manufactured home community
5. All parks shall comply with applicable regulations of the State Fire Marshal and applicable local fire codes pertaining to fire safety, fuel supply storage and fuel connections.
6. Fire Safety Separation Requirements: Any portion of a manufactured home, excluding the tongue, shall not be closer than ten (10) feet side to side, eight (8) feet end to end, or six (6) feet end to end horizontally from any other manufactured home or community building unless the exposed composite walls and roof of either structure are without openings and constructed of materials that will provide a minimum 1-hour fire resistance rating or the structures are separated by a minimum 1-hour fire rated barrier.
7. Arrangement of manufactured homes and accessory buildings or structures on the site shall not restrict reasonable access to the site by emergency personnel. Each community operator shall maintain a community site plan for review by agencies responsible for emergency services. This plan shall include but not be limited to, the following:
 - a) Street names
 - b) Site separation lines
 - c) Site numbers
 - d) Water supplies for fire protection personnel
 - e) Fire Hydrant location
 - f) Utility disconnects

8. Each street name in the manufactured home community shall be clearly marked with signs and each manufactured home site shall be marked for identification in a uniform manner established by the Madison County Street Addresser that is clearly visible from the street serving the site.
9. All areas and individual sites within the manufactured homes community shall be maintained so as to be free of dry brush, leaves, weeds, and other debris that could contribute to the spread of fire within the site or community.

PARK MAINTENANCE AND REGISTRATION

1. The person to whom a permit to operate a park is issued shall at all times operate in compliance with this regulation. The permittee shall maintain the park, its facilities and equipment in good repair and in a clean and sanitary condition.
2. The permittee shall notify park occupants of all applicable provisions of this regulation and of their duties and responsibilities under this regulation.
3. The permittee shall be responsible for the proper placement of each mobile home on its mobile home stand and for securing its stability and installing all utility connections.
4. The permittee shall maintain a register containing the names of all park occupants. Such register shall be available to any authorized person inspecting the park.

INDIVIDUAL HOME SET UP REQUIREMENTS

1. All manufactured / mobile homes sold by a mobile home retailer shall be responsible for the set up in accordance with the manufacturers listing for that specific home. If the home is not sold by a retailer the owner of the home shall be set up in accordance with the minimum standards set forth in ANSI Standards, ANSI A 225.1.
2. The electrical system, including the main circuit box and all switches/outlets, shall be installed in accordance with the National Electrical Code and inspected by the County Electrical Inspector.
3. Adequate and operable smoke detection equipment shall be installed in accordance with the applicable codes.
4. All exit doors and windows required by the applicable codes shall be operable and general structural integrity of the unit shall be acceptable.

5. A landing shall be provided on the exterior of each exit door from the home meeting the following requirements;
 - a. Landing shall be placed not more than 8-1/4 inches below the threshold of the doorway.
 - b. Landing shall be a minimum 36 inches x 36 inches, constructed of a weather resistant material.
 - c. Steps from the landing shall have a maximum riser height of 8-1/4 inches and a minimum tread depth of 9 inches.
 - d. Handrails shall be provided on all steps containing three or more risers. Handrail heights shall be not less than 30 inches or more than 38 inches measured vertically above the nosing of the steps. Guardrails shall be provided on all porches/landings located more than 30 inches above the floor or grade level. Guards shall have intermediate rails spaced such that a 4-inch sphere cannot pass through the openings.
6. All homes shall be properly underpinned using material approved by the manufacturers and the building inspectors suitable for exposure to the weather and securely fastened in place.
7. Setup and anchoring of the homes shall be in accordance with the Manufacturers listed instructions.
8. Manufactured housing is not permitted to be placed or constructed within the established floodplain or floodway as determined by the County Floodplain Administrator.