ARTICLE 5

ZONING DISTRICT REGULATIONS

SECTION 505. "M-P" MOBILE PARK DISTRICT

A. INTENT. The intent of this district is to provide low density mobile home park

development which are compatible with the character of the surrounding

neighborhood in which they are located. Mobile home parks are considered as a

residential use and should be located in areas where services and amenities are

available such as those found in conventional residential areas.

B. PERMITTED USES: In District "M-P" no building, structure, land or premises shall

be used and no building or structure shall be hereafter erected, constructed,

reconstructed, moved or altered except for one or more of the following uses:

1. Churches and other places of worship.

2. Mobile homes.

3. Public parks and recreation areas.

4. Accessory buildings shall be limited to a maximum of one hundred twenty (120)

square feet of floor area, and uses incidental to those listed above.

5. Recreation vehicles hooked up to public water and sewer.

C. CONDITIONAL USES: The following conditional uses may be permitted subject to

approved procedures outlined in Section 1105 of these regulations.

1. Mobile homes designed for two-families.

2. Alternative energy systems utilizing Biomass, Geothermal, Hydropower, Solar

and/or Wind sources in conformance with “Net Metering” as per Nebraska State

Statutes 70-2001 to 70-2005 (August 30, 2009, as amended). Individual or

“Small Wind Energy Conversion Systems (SWECS) shall also be in conformance

with the provisions of Section 616 of these Regulations.

(Amended Ord. “A”, 2011).

D. INTENSITY OF USE REGULATIONS:

1. Minimum Lot Area: Mobile Home Park, 3 acres.

2. Minimum Lot Width: 40 feet.

E. HEIGHT REGULATIONS:

1. Maximum structure height: 35 feet.

F. YARD REGULATIONS: Same as "A-1" District.

G. USE LIMITATIONS. Each mobile home park shall be designed in accordance with

the following minimum design standards:

1. The park shall be located on a well-drained site properly graded to ensure rapid

drainage and freedom from stagnant pools of water.

2. Mobile home parks hereafter approved shall have a maximum density of seven

(7) mobile homes per gross acre, and a minimum area of four thousand (4,000)

square feet shall be provided for each mobile home space.

3. Each mobile home space shall have a width of at least forty (40) feet and be

clearly defined.

4. Mobile homes shall be located on each space so as to maintain a setback of not

less than twenty-five (25) feet from any public street, highway right-of-way or

Residential District Boundary; as to maintain a setback of not less than ten (10)

feet from the edge of a park roadway, sidewalk or rear boundary line of a mobile

home space when such boundary line is not common to any public street,

highway right-of-way or Residential District Boundary; and as to maintain a

setback of not less than five (5) feet from any side boundary line of a mobile

home space.

5. All mobile homes shall be so located to maintain a clearance of not less than

twenty (20) feet from another mobile home and as to maintain a clearance of not

less than twenty (20) feet between any mobile home and any appurtenance to a

mobile home.

6. When private roadways are used, they shall be of not less than twenty-four (24)

feet in width, including curbs on each side, provided, however, that no on-street

parking is permitted. If parallel parking is permitted on one side of the street,

the width shall be increased to thirty (30) feet; and if parallel parking is

permitted on both sides of the street, the width shall be increased to thirty-six

(36) feet. All private roadways shall have unobstructed access to a public street.

7. Common walks shall be required in locations where pedestrian traffic is

concentrated; for example, to the entrance and to the office and other communal

facilities. Common walks should preferably be through interior areas removed

from the vicinity of streets.

8. All roadways within the mobile home park shall be graded and surfaced and

shall be adequately lighted at night. When installed, sidewalks shall be four

inch thick concrete, four feet wide and if streets are hard surfaced they shall be

four inches of asphalt and four inches of base or equivalent thereto.

9. A community building may be provided which may include recreation facilities,

laundry facilities, storm shelter and other similar uses.

10. Each mobile home space shall be provided with a paved patio or equivalent,

other than parking space, of not less than one hundred (100) square feet. No

open storage of any unsightly material shall be permitted within the mobile

home park and the space beneath the mobile home shall be considered open

storage, unless skirted.

H. WATER SUPPLY.

1. All mobile home parks shall be connected to a public water supply.

2. The individual water service connections shall be provided at each mobile home

space and the size, location and installation of water lines shall be inspected by

the utility superintendent by accordance of the Sutherland Municipal Code.

3. All mobile homes shall be within three hundred (300) feet of a fire hydrant.

I. SEWAGE DISPOSAL. Individual sewer connections shall be provided for each

mobile home space and shall be inspected by the utility superintendent by

accordance of the Sutherland Municipal Code. All mobile home parks shall be

connected to a public sewer system.

J. TIE DOWNS AND GROUND ANCHORS. All mobile homes shall be secured to the

ground by tie downs and ground anchors. Anchors shall be provided at least at each

corner of the mobile home and each anchor, cable or other connecting device shall be

able to withstand a tension of at least 4,800 pounds.

K. UTILITIES. Electric, telephone and cable television service lines shall be installed

underground and shall be in accordance with the Sutherland Municipal Code and

utility company specifications.

L. REFUSE AND GARBAGE HANDLING.

1. Storage, collection and disposal of refuse in a park shall be so conducted as to

create no health hazards, rodent harborage, insect breeding areas, accidents,

fire hazards or air pollution.

2. All refuse shall be stored in fly-tight, water-tight, rodent-proof containers.

Containers shall be provided in sufficient number and capacity to properly store

all refuse.

3. Refuse racks shall be provided for all refuse containers. Such racks shall be

designed to prevent the containers from being tipped, to minimize spilling and

container deterioration, and to facilitate cleaning around them.

4. Refuse and garbage shall be removed from the park at least once each week. All

refuse shall be collected and transported in covered vehicles or covered

containers.

5. The park owner shall ensure that containers at all stands are emptied regularly

and maintained in a usable sanitary condition.

M. BLOCKING. As required by Village Ordinance.

N. FIRE SAFETY STANDARDS. When liquefied petroleum gas is used in a mobile

home park, containers for such gas shall not hold more than twenty-five (25) gallon

water capacity, shall be the liquefied petroleum gas containers approved by the

United States Commerce Commission for its intended purpose, and shall be

attached to the mobile home in a manner approved by the Liquefied Petroleum Gas

Association.

O. SKIRTING. As required by Village Ordinance.

P. PAD REQUIREMENTS. The pads shall be a flexible surface with a minimum of five

(5) inches thick gravel, stone or compacted surface, treated to discourage plant

growth, constructed to discharge water, and edge to prohibit fraying or spreading of

surfacing materials, or shall be a hard surface of a minimum of two, eighteen (18)

inch wide ribbons or slabs capable of carrying the weight and sufficient length to

support all blocking points of the mobile home with proper surface between them for

weed control.

Q. ALL STATE OF NEBRASKA HEALTH FEPARTMENT REQUIREMENTS FOR

MOBILE HOMES AND MOBILE HOME PARKS MUST BE COMPLIED WITH.

R. APPLICATION REQUIREMENTS.

1. An applicant for "M-P" Mobile Home Park District shall prepare or cause to be

prepared a preliminary Mobile Home Park Plan, drawn to a scale of not less

than 1"=100', and then ten (l0) copies of said plan shall be submitted to the

Planning Commission for its review and recommendations. Said plan shall be

designed in accordance with the Minimum Design Standards, and shall have

contours shown at two-foot intervals.

2. Upon approval of the preliminary Mobile Home Park Plan by the Planning

Commission, the applicant shall prepare and submit a final plan which shall

incorporate any changes or alterations requested. The final plan and the

Planning Commission recommendations shall be forwarded to the Governing

Body for their review and final action.

3. Any substantial deviation from the approved plan shall constitute a violation of

the plan. The owner of a Mobile Home Park shall be responsible for such

violations. Changes in plans shall be submitted for consideration and approval

by the Planning Commission and Governing Body.

4. The permit application shall be accompanied by a fee of fifty ($50.00) dollars. No

permit shall be issued without a certificate of approval of plans for sanitary

facilities from the Village Board. No permit shall be issued without the

requirements of the Village Zoning Regulations.

5. The operation of a Mobile Home Park shall be subject to a license fee payable

annually at the rate of twenty-five ($25.00) dollars for each occupied home in

the Mobile Home Park on July first (1st) of each year, license fee shall be paid to

the Village Clerk within thirty (30) days or be in violation of this Ordinance.

Licenses shall be issued by the Village Board upon assurance of compliance with

the provisions of this Ordinance and may be revoked, after proper inspection

and notification, if conditions or practices exist in violation of this Ordinance.