

SECTION 6-USE REQUIREMENTS FOR RESIDENTIAL DISTRICT R-5

6.1 Purpose and Intent. The Residential District R-5 is hereby created in order that certain areas within the City of Philadelphia can be developed for new medium density Manufactured Housing Subdivisions, Manufactured Housing Parks and related uses.

It is the intent of this ordinance to protect existing residential areas of the City from encroachment by undesirable and incompatible uses, that development density be limited to that capable of being supported by City streets, utilities, and services, and that new developments be constructed according to sound, reasonable and desirable regulations as stated in all applicable City development ordinances.

It is the intent of this ordinance to provide appropriately located and fully developed able sites for development of new manufactured housing parks. Manufactured housing subdivisions are intended to be primarily for owner occupancy of both the housing unit and the site upon which it is located. Manufactured housing parks are intended for primarily renter occupancy of either both the housing unit and the site upon which it is located or owner occupancy of the housing unit and renter occupancy of the site upon which it is located.

It is further the City's intention to accommodate affordable housing. This specifically includes manufactured housing, as defined in Article ___ of this Ordinance, in locations appropriate to this housing type and in situations where successful neighborhoods containing manufactured housing can be created and maintained. The City intends to upgrade its housing situation through encouraging new improved quality settings for new housing.

6.2 Permitted Uses. Within a Residential R-5 District as shown on the "Official Zoning Map, City of Philadelphia, Mississippi," the following use provisions shall apply:

1. Mobile Homes subdivisions, designed to conform with standards established at Section ___ of the Zoning Ordinance to accommodate owner occupied manufactured housing units as defined in Article of the Ordinance on individual lots, subdivided in conformance with the "Subdivisions Regulations, City of Philadelphia, Mississippi" and subject to subdivisions review and approval.

2. Mobile Homes parks designed to conform with standards established at Section of the Zoning Ordinance to accommodate owner or renter occupied mobile home units as defined in Article ___ of the Ordinance, sited on rented spaces within a tract of land under single or unified ownership, management and operation that has been planned and improved for the placement of manufactured housing for dwelling purposes, and subject to site plan review and approval by the City.

3. All mobile homes in either a manufactured housing subdivision or a mobile home park must be individually connected to all necessary municipal and franchised utilities before they may be occupied.

4. All manufactured housing units as defined in Article ___ of this ordinance in the R-5 district regardless of situation must be installed on a properly engineered foundation.

A. A properly engineered foundation is one designed by an architect or structural engineer licensed by the State of Mississippi.

B. A permitted alternative properly engineered foundation may be one based on the latest edition of the Permanent Foundation Guide for Mobile Homes prepared the U. S. Department of Housing and Urban Development (HUD).

C. Requirements for providing properly engineered foundations must fulfill all State of Mississippi rules and regulations promulgated under §75-49-5 of the Mississippi Code, as annotated; must adhere to the manufacturer's installation instructions for the individual unit, and comply with the City's properly engineered foundation requirements.

5. Common storage areas, either open or enclosed, intended to serve only residents of the mobile home subdivision or mobile home park in which they are situated.

6. Ancillary non residential uses, intended to serve only residents of the mobile home subdivision or mobile home park in which they are situated, including-but not limited to Laundromat, car wash, day care facility, recreation room, swimming pool, playground, health studio or gymnasium, or small convenience store.

7. Public utility stations such as electrical substations, sewage pumping stations, etc., provided that they are surrounded by an impenetrable fence at least eight (8) feet high, have a reasonable buffer zone on all four sides, and there is no storage of vehicles or equipment on the premises.

8. Public parks and playgrounds.

6.3 Special Provisions Required for Mobile Homes on Separate Lots

1. Mobile homes shall be set on permanent concrete foundation bocks with appropriate tie down hooks.
2. Mobile Homes shall be connected to all utilities in basically the same manner as a permanent residence so that all connections are sanitary, safe and do not create a nuisance.
3. Mobile homes shall be equipped with foundation skirt and permanent steps fastened to the ground.

6.4 Special Provisions for Mobile Home Parks

1. More than one (1) Mobile home per lot constitutes a mobile home park.

2. Mobile Home parks shall not exceed a density of eight (8) mobile home units per gross acre within the mobile home park.
3. Mobile home parks shall be surrounded by a buffer strip at least fifteen (15) feet in depth on all sides and rear from an R-1, or R-2 district.
4. Buffers shall be unoccupied except for landscaping, utility facilities, signs or entrance ornamentation.
5. All mobile home lots shall abut upon a paved driveway, which shall have unobstructed access to a public street.
6. All streets, roadways and driveways within the park shall meet the minimum construction standards recommended by the consulting engineer of the Planning Commission. They shall be appropriately lighted at night.
7. No mobile home park shall contain less than eight (8) stands.
8. Each mobile home stand shall be provided with foundation blocks patio, parking area and utilities as recommended by the Mobile Home Manufacturers Association and approved and recommended by the City Engineer.
9. Every mobile home stand shall provide a storage structure of at least two hundred (200) square feet, however, such structure shall not exceed three hundred (300) square feet.
10. Mobile Homes shall be set on permanent concrete foundation blocks with appropriate tie-down hooks.