

ARTICLE 12 – MANUFACTURED HOME PARKS

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12.1. IN GENERAL

a) Purpose. The purpose of this article is to regulate and guide the establishment of manufactured home parks in order to promote the public health, safety and general welfare of the citizens of the county. This article is designed to accomplish the following specific objectives:

- 1) To further the orderly layout of manufactured home parks;
- 2) To secure safety from fire, panic, and other danger;
- 3) To provide adequate light and air; and
- 4) To ensure that facilities for transportation, parking, water, sewage, and recreation are provided for manufactured home park residents and visitors.

(Ord. #2, 1/6/1977, Article 1, Section1)

b) Jurisdiction These regulations shall govern the establishment of each and every new manufactured home park and the alteration or expansion of existing manufactured home parks lying within the jurisdiction of the county and within the jurisdiction of any municipality where the governing body has agreed to such by resolution.

(Ord. #2, 1/6/1977, Article 1, Section 3)

- c) Authority. The county hereby exercises its authority to adopt and enforce a manufactured home park ordinance pursuant to the authority granted to the county by NCGS Chapter 160D. This ordinance shall be known as the Manufactured Home Parks Development Ordinance of the County of Scotland, North Carolina, and may be cited or referred to as the Manufactured Home Parks Ordinance.

(Ord. #2, 1/6/1977, Article 1, Section 2)

- d) Definitions. Refer to **Article 2 – Interpretations and Definitions**.

12.2. MANUFACTURED HOME PARKS – GENERAL REQUIREMENTS

- a) General Requirements. The following standards shall be considered to be the minimum requirements for all new manufactured home parks and the expansion of existing manufactured home parks.
- 1) Open Space. Every manufactured home park shall be developed so that at least five percent of the total area of the development remains permanently as usable open space. For purposes of this section, usable open space means an area that:
 - i. Is not encumbered with any substantial structure;
 - ii. Is not devoted to use as a roadway, parking area, or sidewalk;
 - iii. Is left in its natural or undisturbed state (as of the date development began), if wooded, -except for the cutting of trails for walking or jogging, or, if not wooded at the time of development, is landscaped for ballfields, picnic areas, or similar facilities, or is properly vegetated and landscaped with the objective of creating a wooded area or other area that is consistent with the objective set forth in (d.), below;
 - iv. Is capable of being used and enjoyed for purposes of informal and unstructured recreation and relaxation.
 - 2) Minimum Number of Manufactured Home Spaces: At least 4 spaces.
 - 3) Sale of Home: Manufactured homes shall not be sold within a manufactured home park, except that an individual manufactured home owner shall be allowed to sell the manufactured home in which he resides.
 - 4) Deed Transfer to Lot: The transfer of a deed to a manufactured home space or spaces either by sale or by any other manner shall be prohibited within a manufactured home park as long as the manufactured home park is in operation.
 - 5) Prohibited in Floodplain: No manufactured home parks shall be allowed in a floodplain area.
 - 6) Additions: No living compartment or structure other than a "Florida Room", porch, or other prefabricated structure designed for manufactured home use or extension

shall be added to any manufactured home parked within the jurisdiction of this ordinance.

- 7) Office: Within a manufactured home park, one manufactured home may be used as an administrative office and shall be labeled as such.
- 8) Site Plan: Site plans for manufactured home parks shall comply with this Ordinance.
- 9) Signs: A manufactured home park shall have no more than two (2) park identification signs. Only indirect, non-flashing lighting shall be used for illumination.
- 10) Buffer: A manufactured home park shall provide and maintain a 15-foot buffer strip along the park boundary consistent with Section 10.14.1 of this ordinance.
- 11) Convenience Establishments: Convenience establishments of a commercial nature shall be limited to food stores and coin-operated laundromats. These may be permitted in manufactured home parks subject to the following restrictions:
 - (i) Such establishments shall be subordinate to the residential use and character of the park.
 - (ii) Such establishment shall present no visible evidence of their commercial character from any portion of any residential district outside the park.
 - (iii) Such establishment shall be designed to serve the trade and service needs of the park residents only.
- 12) Overnight Travel Trailers and Other Recreational Vehicles Prohibited. Manufactured home spaces shall not be used for accommodation of overnight travel trailers and other recreational vehicles, and facilities such as washrooms and toilets for travel trailers shall not be located within the manufactured home area.
- 13) Class C Homes: Class C Manufactured homes including those constructed prior to June 15, 1976 shall not be permitted in Manufactured Home Parks unless an existing non-conforming use at the time of adoption of this ordinance.
- 14) Fire Protection: Every manufactured home park shall be equipped at all times with fire extinguishing equipment in good condition, of such size, type, and number and so located as to meet all regulations of the Fire Inspector.
- 15) Animal and Pets: No owner or persons in charge of any dog, cat, or other pet animal shall permit it to run at large or to commit any nuisance within the limits of the manufactured home park and its surrounding area.
- 16) Parking: No automobile parking shall be permitted in areas other than specified parking areas at any time.
- 17) Solid Waste Disposal. All applicable solid waste regulations shall apply to manufactured home parks within the jurisdiction of the county except where such regulations are in conflict with the provisions of this article, in which case the more restrictive provisions shall apply.
- 18) Water and Wastewater Service. Potable water and wastewater service shall be provided to every lot within the park, including and common areas and the office unit.

- 19) Health regulations. All applicable health regulations shall apply to manufactured home parks within the jurisdiction of the county except where such regulations are in conflict with the provisions of this article, in which case the more restrictive provisions shall apply.
- 20) Skirting. Each manufactured home shall be properly installed with skirting that is a continuous, permanent masonry foundation or masonry curtain wall, unpierced except for required ventilation and access, is installed under the perimeter of the manufactured home;
- 21) Numbering and Park Signs. The park operator shall be required to provide numbers which are minimum of four inches in size and to supervise the placement of these numbers to clearly identify each manufactured home lot from the street. These numbers shall be displayed either on each manufactured home or on a post placed within the lot area.
- 22) Interior to Park- Informational Sign. The park operator shall also be required to provide a park sign which identifies the name of the park and a telephone number at which the park owner may be contacted. These signs must be visible from the road adjacent to the park. The park operator will provide address information to E-911 Addressing Office. All streets will be named and display a street sign visible from entranceways.

(Ord. #2, 1/6/1977, Article IV. Section 1)

12.3. PROCEDURE FOR SECURING APPROVAL OF A MANUFACTURED HOME PARK

a) Zoning Permit Required.

No person shall construct or engage in the construction of any manufactured home park or make any addition or alteration to a manufactured home park that either alters the number of lots for manufactured homes within the park or affects the facilities required therein until a zoning permit has been granted for the proposed project/use.

(7/7/2003, Section 5.2.1)

b) Special Use Permit Required.

No person shall construct or engage in the construction of any manufactured home park or make any addition or alteration to a manufactured home park that either alters the number of lots for manufactured homes within the park or affects the facilities required therein until a special use permit has been granted for the proposed project/use by the Scotland County Planning Board. The procedures for special use permits are outlined in **Section 6.5.**

- 1) In considering the Special Use Permit, the Planning and Zoning Board shall review the following to determine if the proposed park plan is in accordance with the design standards set forth in this Ordinance:
 - i. Title information.
 - ii. Location map.

- iii. Recreation areas.
- iv. Street and lot design.
- v. Surface water drainage.
- vi. Plans of all utilities, including electrical, gas, telephone, water, street lights, and sewage.
- vii. Other features of the park.
- viii. The Operational Permit requirements.

(Ord. #2, 1/6/1977, Article IV. Section 3)

- 2) The park plan shall be drawn at a scale no smaller than one-fourth inch equals 50 feet. When the park contains seven or more manufactured homes, the plan must be drawn by a registered engineer or licensed surveyor. All plans shall include the following:
 - i. The name of the park, the names and addresses of the owner or owners, and the designer or surveyor;
 - ii. Date, scale and approximate north arrow;
 - iii. Boundaries of the tract shown with bearing and distances; drawn to scale and the area of the park in square feet or acres;
 - iv. Site plan showing streets, traffic circulation, walkways, driveways, recreation areas, parking spaces, service buildings, watercourses, easements, manufactured home lots, lot numbers, all structures to be located on the park site and total acreage on the park;
 - v. Vicinity map showing the location of the park and the surrounding land usage, with a scale of no less than one inch equals 1,000 feet;
 - vi. Names of adjoining property owners;
 - vii. The existing and proposed utility system for surface water drainage, streetlights, water supply, and solid waste and sewage disposal facilities;
 - (1) The storage, collection, and disposal of solid waste in the manufactured home park shall be so conducted as to create no health hazards, rodent harboring, insect breeding areas, accident or fire hazards, or pollution.
 - (2) All solid waste containing garbage shall be stored in standard fly tight, watertight, rodent-proof containers, with a capacity not less than 32 gallons which shall be located on the manufactured home space. Containers shall be provided in sufficient number and capacity to properly store all solid waste containing garbage. The manufactured home park management may wish to install additional solid waste 15 collection bins and shall be responsible for the proper storage, collection, and disposal of all solid waste.

- (3) Stands shall be provided for all containers. Such container stands shall be so designed as to prevent containers from being tipped, to minimize spillage and container deterioration, and to facilitate cleaning around them.
 - (4) All solid waste containing garbage shall be collected at least once weekly. Where suitable, collection service is not available from municipal or private agencies, the manufactured home park operator shall provide this service. All solid waste containing garbage shall be collected and transported in covered vehicles or covered containers.
 - (5) Where municipal or private disposal service is not available, the manufactured home park operator shall dispose of the solid waste by transporting to a disposal site approved by the County Engineering Department. A detailed plan for electrical installations prepared to meet the national electrical code and state and local codes or ordinances;
 - (6) All streets in the manufactured home park shall be adequately illuminated from sunset until sunrise. The minimum size street light shall be a 175-watt mercury vapor (approximately 7,000 lumen class), or its equivalent, spaced at intervals of not more than 300 feet.
 - (7) All utility lines for local distribution of electric power and telephone service shall be installed underground. Primary electrical, street lighting, and telephone lines should be underground wherever feasible.
 - (8) In order to control erosion, all disturbed land areas shall be protected by a vegetative ground cover as defined in the State of North Carolina Erosion and Sedimentation Control Regulations. The manufactured home park must be designed and graded in such a manner as to provide for the adequate runoff of stormwater. Storm drains must be provided with sufficient inlets located at points of surface water accumulation to adequately intersect surface flow. All other requirements of the State of North Carolina Soil and Erosion and Sedimentation Control Regulations shall also be applicable. Protected water supply watershed standards may also be applicable.
- viii. A detailed drawing to scale of not less than one inch equals ten feet shall be prepared of a typical manufactured home space showing the location of the manufactured home stand, all utilities, the patio, concrete footing, walks
- (3) The number of manufactured home spaces shall not exceed 8 spaces per gross acre in the park, and no more than one manufactured home shall be parked in a manufactured home space at one time. Each space shall have an area of not less than 5,000 square feet.

- (4) Each manufactured home space shall be clearly defined by means of concrete or iron pipe markers placed at all corners, or by fences, or by trees or shrubbery planted on lot lines.
- (5) Each manufactured home space shall be located on ground not susceptible to flooding and grades so as to prevent any water from ponding or accumulating on the premises.
- (6) Each manufactured home shall be located at least 25 feet from any other manufactured home, at least 20 feet from any building within the 13 manufactured home park, at least 20 feet from park boundary line, at least 15 feet from the edge of the right-of-way of any street, 100 feet from any travel trailer space, and 100 feet from the community well. parking spaces, driveways, and all other improvements;
- (7) With respect to anchors and tie-downs, each manufactured home space shall comply with standards specified by the State of North Carolina regulations for manufactured homes.
- (8) Each manufactured home space shall have two (2) off-street parking spaces. The manufactured home park owner shall provide additional off-street parking for tenants with more than two vehicles, or for guests.
- (9) Each manufactured home space may be equipped with a storage building not to exceed 10'x 10' provided all such buildings in the park are located in a uniform manner at rear of the manufactured home space.

(Ord. #2, 1/6/1977, Article IV. Section 3, Section 4, and Section 5)

- ix. Certification of approval of water supply system plans by the appropriate state agency or county health department;
- x. Certification of approval of sewage collection systems by the appropriate state agency or county health department;
- xi. Certification of solid waste storage, collection, and disposal shall be approved by the county solid waste department.

(Ord. #2, 1/6/1977, Article III. Section 2)

- 3) If the Planning and Zoning Board should disapprove the proposed park plan, the reasons for such action and recommended changes shall be given to the park developer or his agent in writing and the park developer shall have an opportunity to resubmit changed materials for review by the Planning and Zoning Board without additional fee.

- 4) After the Planning and Zoning Board has approved the proposed park plan, one approved copy shall be sent to the Zoning Official and one approved copy shall be given to the developer or his agent.
- 5) The Planning and Zoning Board shall require that the street layout of the proposed park plan for streets to be dedicated to the public be approved by the District Office of the North Carolina State Department of Transportation. The owner shall agree to assume full responsibility for adequate maintenance of private drives.

(Ord. #2, 1/6/1977, Article III. Section 3)

c) Submit to Building Inspections for Review of Proposed Manufactured Home Park Plan and Construction Permit.

The county building inspector shall review the proposed manufactured home park plan to determine if it is in accordance with the requirements set forth in this article. If the inspections department should disapprove the proposed park plan, the reasons for such action and the recommended changes shall be given to the developer or his agent.

(Ord. #2, 1/6/1977, Article III. Section 3)

d) Issuance of Operator's License.

- (1) When the developer has completed the construction of the manufactured home park, he shall apply to the Zoning Official for an operating permit. The Zoning Official and a representative of the County Health Department shall make an on-site inspection of the park.
 - i. If the plan conforms to the park plan approved by the Planning and Zoning Board and other agencies, the Zoning Official shall issue the developer an operating permit.
 - ii. If the plan does not conform with the approved plan, the Zoning Official shall delay issuance of the operating permit until it comes into conformity.

(Ord. #2, 1/6/1977, Article III. Section 4)

- (2) The manufactured home park owner/operator(s) is required to provide adequate supervision to maintain the park in compliance with the requirements of this Ordinance. Further, the manufactured home park owner/operator(s) shall keep all park-owned facilities, improvements, equipment and all common areas in good repair and maintained at all times. The accumulation or storage of materials which would constitute a fire or other safety hazard or would cause insect or rodent breeding and harborage is prohibited.
- (3) Owner/Operators of manufactured home parks shall be required to supervise the placement of all manufactured homes on the site/space.

- (4) Each manufactured home park owner/operator shall submit to the Scotland County Department of Inspections and Zoning tenancy rules and regulations governing the operation of the manufactured home park.

(Ord. #2, 1/6/1977, Article III. Section 6)

- e) Annual Inspection. All manufactured home parks in the county shall be inspected by the county planning department at least once every year in compliance with NCGA 105-316(a)(1). The operator's license of parks with sewerage problems based on current state sanitation regulations may be revoked upon request from the county health department.

(Ord. #2, 1/6/1977, Article III. Section 6) (See also Section 12.5)

- f) Additional Requirements.

No Manufactured Home Class C shall be placed in a manufactured home park.

- g) Planting Strip.

- (1) The manufactured home park shall have a planting strip not less than ten feet wide adjacent to the park boundary extending along the entire perimeter of the manufactured home park. The planting strip shall not be a portion of any manufactured home space, street or private drive. It shall be planted with evergreen and/or deciduous trees not more than eight feet apart and must be at least four feet in height when planted, and a minimum of eight feet tall at maturity; dead trees must be replaced. It shall be adequately landscaped with grass and shrubbery in such a manner as to be harmonious with the landscaping and/or adjacent properties and in keeping with the general character of the surrounding neighborhood. A privacy fence at least six feet in height may meet the buffering requirements in such instances where landscaping is impracticable or in instances where the planning department determines that a fence would be the most effective buffer.

- (2) All required planting strips must be continually maintained by the owner. Failure to maintain any required planting strip may cause the manufactured home park's operator's license to be withheld or revoked.

- h) Nonresidential Uses.

No part of any park may be used for nonresidential purposes, except uses that are required for the direct servicing and well-being of park residents and for the management and maintenance of this park. This section shall not be construed to prohibit the sale of a manufactured home located on a manufactured home lot and connected to the pertinent facilities.

- i) Parking.

- (1) Each manufactured home park shall provide sufficient parking and maneuvering space so that the parking, loading or maneuvering of a manufactured home incidental to parking shall not necessitate the use of any public street, sidewalk or right-of-way or any private grounds not part of the manufactured home park.

- (2) Two off-street parking spaces, each with a minimum length of 20 feet and a minimum width of ten feet shall be provided for each manufactured home lot in the park. The parking spaces shall be constructed with the same material as the interior streets.

j) Outdoor Lighting.

Adequate lights shall be provided to illuminate streets, common driveways, walkways and dead-end streets for the safe movement of vehicles and pedestrians at night. Minimum requirements will be based on 0.4 foot candles per light spaced at a minimum of 200 feet between lights and 9,500 lumens at a 25 feet mounting height.

12.4 INTERIOR STREET SYSTEM

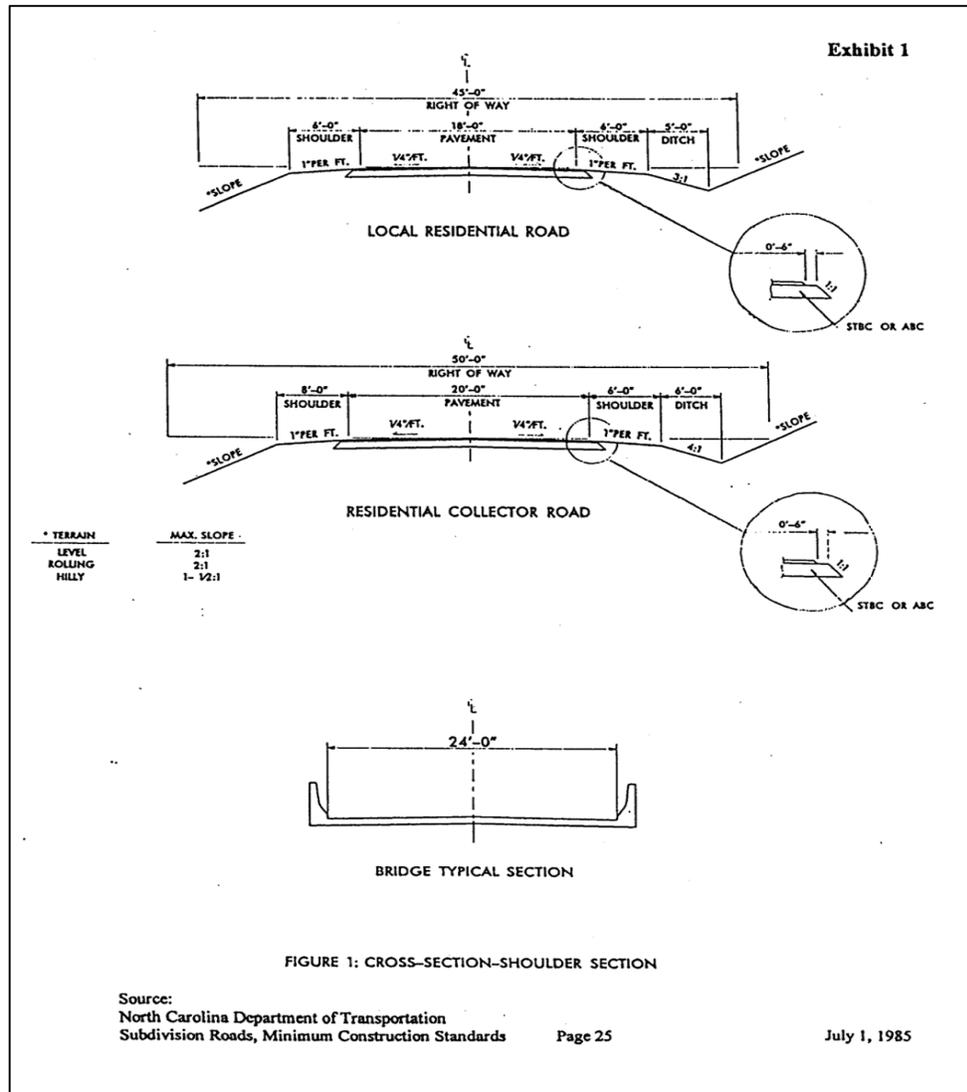
a) Access.

- (1) All manufactured home parks shall be provided with a network of streets, roads or driveways that will allow safe and convenient vehicular access to an improved public street from each manufactured home lot, but no individual manufactured home within a park may have direct-driveway access to an abutting public street.
- (2) The intersection of the public street with the entrance way or private access road to the manufactured home park shall be designed to facilitate the free movement of traffic on the public street and to minimize the hazards caused by traffic entering or leaving the park development. All driveways shall be of an improved surface (see section 29-70) and the minimum width of such driveways shall be well marked and lighted in the manufactured home parks. All manufactured home lots must enter and exit the park through the use of the interior road network of the park; no direct access to public roads from a lot shall be allowed.

b) Street.

- (1) Manufactured home parks with six or less manufactured homes shall maintain all-weather roads year round. All streets or roads in the manufactured home park that contain seven or more manufactured homes will be built and maintained to minimum construction standards as follows:
 - (a) The minimum right-of-way shall be established at 50 feet.
 - (b) The unpaved street must be graded to a minimum travel-way width of 20 feet and 32 feet exclusive of side ditches. **Note:** See **Exhibit 1** for drawing.
 - (c) The grade and alignment of the street must be reasonable engineering standards so as to have adequate drainage.
 - (d) The street must be stabilized with a compact all-weather base of at least four inches of material meeting N.C. D.O.T. specifications:
 - (i) CABC - Aggregate Base Course, No. 7 Stone
 - (ii) STBC - Soil Type Base Course

- (e) The streets shall be maintained by the developer at all times so as to have a safe travel-way for residents and emergency vehicles.
- (f) If the private road will connect to a state road, a permit must be obtained from the N.C.D.O.T.



12.5 RESPONSIBILITIES AND DUTIES OF PARK OPERATORS; OPERATING STANDARDS

(a) Manufactured Home Park Maintenance

Manufactured home park operators shall be required to provide adequate supervision to maintain the park in compliance with the requirements of this article. The manufactured home park operators shall keep all park-owned facilities, improvements, equipment, and all common areas in good repair and maintained in such a manner as to prevent the accumulation of storage of materials which could constitute a fire hazard or would cause insect or rodent breeding and harborage. Abandoned vehicle storage or the

accumulation of junk is expressly prohibited in existing and/or new manufactured home parks. Either item may be cause to revoke a manufactured home park operator's license.

(b) Placement and Anchoring.

Operators shall be required to supervise the placement of all manufactured homes to guarantee that they are properly anchored and attached to utilities. All manufactured homes within a manufactured home park shall be properly anchored or provided with tie downs, in accordance with the state regulations for manufactured homes. Technical assistance will be provided by the county building inspection office. All manufactured homes in manufactured home parks will be set up and anchored according to manufacturer's instructions or state requirements.

(c) Assist County Tax Administrator.

Operators shall be required to comply with G.S. 105-316(a)(1) which requires that as of January 1 of each year each operator of a manufactured home park furnish to the county tax supervisor the name of the owner and a description of each manufactured home located in the park.

(d) Fire prevention and detection.

In addition to any fire prevention regulations of the county, the following shall apply:

- (1) The operator of a manufactured home park is responsible for informing each park resident of the location of the nearest fire alarm box, if any; the location of an accessible telephone and the telephone number to be used to report fires; and procedures to be followed in case of fire.
- (2) The park owner shall install a fire extinguisher labeled as suitable for Class A, B, C fires and of a type approved by the fire marshal in each building open to the public and in the park office. The park staff shall be instructed in the proper use of any fire protection equipment available in the park and their specific duties in the event of fire.
- (3) The park owner or operator shall maintain the park area free of rubbish, dry brush, leaves, weeds, and any other materials which might communicate fires between manufactured homes and other buildings.
- (4) Empty liquefied petroleum gas containers and other objects and materials not approved by the fire marshal shall not be stored under manufactured homes.
- (5) The manufactured home owner shall be responsible for payment of any applicable fees if the fire department is called upon.

(d) Infestation prevention.

- (1) Grounds, buildings, and structures shall be maintained free of insect and rodent infestation. Extermination methods and other measures to control insects and rodents shall conform with the requirements of the county health officer.
- (2) Parks shall be maintained free of accumulations of debris which may provide rodent harborage or breeding places for flies, mosquitoes, and other pests.

- (3) Storage areas shall be so maintained as to prevent rodent harborage. Lumber, pipes, and other building materials shall be stored at least one foot above the ground.
- (4) Where 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) The growth of brush, weeds, and grass shall be controlled to prevent harborage of ticks, chiggers, and other noxious insects. Parks shall be so maintained as to prevent the growth of ragweed, poison ivy, poison oak, poison sumac, and other noxious weeds considered detrimental to health. Open areas shall be maintained free of heavy undergrowth of any description.

(e) Inspection.

- (1) The Scotland County Health Department, the Inspections Department, and/or the Zoning Official are hereby authorized and directed to make such inspections as are necessary to determine satisfactory compliance with this ordinance. It shall be the duty of the owners or occupants of manufactured home parks to give these agencies free access to such premises at reasonable times for the purpose of inspection.
- (2) Periodic inspections shall also be made of street surface conditions within the park, with special attention given to streets surfaced with stabilized earth. In the event the park owner fails to maintain earth streets in an appropriate manner, the Inspections Department shall require repaving with hard-surface materials, or pursue other appropriate legal remedies.
- (3) The person to whom an operating permit for a manufactured home park is issued shall operate the park in compliance with this ordinance and shall provide adequate supervision to maintain the park, its facilities and equipment in good repair and in a clean and sanitary condition.
- (4) The park owner or operator shall notify park occupants of all applicable provisions of this ordinance and inform them of their duties and responsibilities under this ordinance.
- (5) The operator or caretaker shall be answerable, together with the owner, for the violation of any provision of this ordinance.

(Ord. #2, 1/6/1977, Article VI. Section 3)

12.6 ADMINISTRATION

(a) Enforcement.

If the county planning department shall find that any of the provisions of this article are being violated, it shall issue a notice of violation to the manufactured home park owner, specifying the nature of the violation and what corrective measures must be taken. The planning department shall order discontinuance of illegal use of land, buildings or structures; removal of illegal buildings or structures or of additions, alterations or

structural changes thereto; discontinuance of any illegal work being done; or shall take any other action authorized by law to ensure compliance with or to prevent violation of the provisions of this article. The owner shall immediately remedy the violation.

(b) Fees.

The county board of commissioners shall set a fee to cover the necessary processing cost of all manufactured home permits and operator's licenses. The set fee shall be posted in the inspections office.

(c) Penalties.

Any person failing to take corrective action within 30 days after receiving the written notice of violation from the county planning department or any person operating a manufactured home park without a valid operator's license shall be in violation of this article. Violation of any of the article requirements constitutes grounds for refusing to issue a license, to renew a license, or to revoke an issued license.

12.7 NONCONFORMING MANUFACTURED HOME PARKS

- (a) Manufactured home parks existing at the time of adoption of the ordinance that do not meet the minimum standards contained herein shall have 60 days to comply with the following requirements:
- (1) Street name signs installed on all streets within the park (see section 29-90);
 - (2) Install park signs (see section 29-90);
 - (3) Solid waste disposal plan (see section 29-89);
 - (4) Register with the county tax office (see section 29-88); and
 - (5) Obtain an operator's license to operate from the county planning department.
- (b) Existing parks shall maintain a valid operator's license and health and safety factors must be brought to the standards described in the regulations. An existing manufactured home park shall have a barrier, divider, or an appropriate fence for a buffer zone when real estate is unavailable.
- (c) Operators of all manufactured home parks existing at the time of adoption of the ordinance from which this article is derived shall be required to maintain a valid operator's license.
- (1) Failure of a manufactured home park operator to renew the operator's license within 30 days following the expiration of such license shall result in the permanent loss of the existing status.
 - (2) Once the ordinance from which this article is derived is adopted, park operators will have not more than 60 days after adoption to obtain a valid operator's license. If they fail to do so, the manufactured home park shall lose its classification of existing status.

- (3) Any expansion of the manufactured park, either in area or in the number of homes, shall also immediately result in the loss of existing status.
- (4) Any manufactured home park which loses its existing status shall be required to meet all the minimum standards contained in this chapter before a new operator's license will be issued. However, existing direct driveways which are at least 100 feet apart shall be excluded from the direct driveway access requirement.

12.8 RIGHT OF APPEAL

If any permit or operator's license is denied or revoked, the applicant may file an appeal with the county manager.