



M-H– Manufactured/Mobile Home Park District

Purpose Statement: [\[17.3032.01\]](#)

The M-H Manufactured/Mobile Home Park District is created to provide for the regulation of existing manufactured housing areas in the County and to regulate the use of manufactured homes therein. Manufactured/Mobile Home Parks may be allowed as a conditional use in the M-H district subject to the requirements of this section and upon issuance of a conditional use permit by the Board of Adjustment after public hearing.

Uses [\[17.302.02\]](#)

Within the M-H Manufactured/Mobile Home Park District, no building, structure or premises shall be used, arranged to be used, or designed to be used, except for manufactured homes for single-family dwellings (1 dwelling per manufactured home lot) which is a principal permitted use. No business other than home occupations as defined in section [17.204.53](#) shall be conducted in any manufactured home within a Manufactured/Mobile Home Park district.

Application For Permit [\[17.302.03\]](#)

An application for a conditional use permit for a Manufactured/Mobile Home Park shall be filed with the Zoning Administrator and contain the information required by the Department of Safety and Professional Services Chapters SPS 382 & 383, and the Department of Natural Resources Chapters NR 811 & 812. Plans shall be prepared showing all features required by this ordinance and Chapters ADM 65. Upon receipt of the plans, one set shall be forwarded to the County Health Department for their review and comments. Written comments or testimony shall be provided to the Board of Adjustment on all applications

A. Requirements for existing park.

1. Existing Manufactured/Mobile Home Park facilities operating prior to the approval of this ordinance will not be required to meet the standards established under section [17.302.03](#) B. unless otherwise required by state, health, or federal rules and regulations.

B. Requirements for new or expanding park.

1. The minimum size of a Manufactured/Mobile Home Park shall be 10 acres.
2. Each park shall provide manufactured home lots and each such lot shall be clearly defined or delineated. Each lot shall have an area of not less than 5,000 square feet and an average width of not less than 50 feet, provided that Manufactured/Mobile Home Parks which existed lawfully at the time of the adoption of the chapter and have lots that do not comply with any of the foregoing minimum area and width requirements may continue to operate. New site development within or contiguous to an existing park shall conform to the standards of this chapter.
3. Manufactured homes shall be so located on each lot that there shall be at least a 20 foot clearance between manufactured homes. No manufactured home shall be located closer than 5 feet to any accessory building within the park. Manufactured homes and accessory structures shall meet the street, side and rear yard requirements for the zoning district in which the Manufactured/Mobile Home Park is located.
4. Private internal streets shall comply with ADM 65.09(3). There shall not be more than 2 entrances or exits to, such street or highway from any mobile home park. Access shall be approved by the unit of government having jurisdiction over the street or highway.
5. Walkways to service buildings shall not be less than 3 feet wide and shall be graveled or hard surface.
6. All driveways and walkways within the park shall be well lighted at night.

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7. Electrical connections shall meet the requirements of the Department of Safety and Professional Services Chapter SPS 316.
8. Each manufactured home lot shall be provided with 2 parking spaces.
9. Each Manufactured/Mobile Home Park shall be completely surrounded, except for permitted entrances and exits, by a yard, in addition to all other required yards and open spaces, which shall be planted to permanent grasses, flowers, shrubs and trees so as to provide a 50% opacity to a height of 8 feet during all seasons of the year. Plantings shall comply with section [17.603.02](#).
10. Manufactured/Mobile Home Parks shall conform to the requirements of all applicable statutes and Wisconsin Administrative Code.
11. Service buildings housing sanitation facilities shall be permanent structures complying with all applicable ordinances and statutes regulating buildings, electrical installations and plumbing and sanitation systems.
12. Garbage and recycling containers with tight fitting lids shall be provided in quantities adequate to permit disposal of all garbage and recyclables materials. All containers shall be kept in sanitary condition with contents disposed of at least once each week.
13. Adequate provisions shall be made for the disposal of all sewage from a Manufactured/Mobile Home Park into a municipal sanitary sewer where available, or by properly constructed and maintained sewage system approved by the Department of Safety and Professional Services.
14. Open space commons and/or play areas shall be included in the design at the ratio of 9,000 square feet per 10 lots or fraction thereof, exclusive of district setback requirements.
15. Each Manufactured/Mobile Home Park shall maintain an office where a register complying with ADM 65.15 shall be kept. The register shall be open to county or town officials for inspection.

Intent; Conflicts [\[17.302.04\]](#)

This chapter does not regulate building (i.e. construction) or safety standards for manufactured homes, as such regulations are preempted from state and local control by the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C.A. § 5401). Furthermore, the regulations contained herein are not intended to conflict with, and shall comply with applicable provisions or general laws of the State of Wisconsin. Applicable Wisconsin statutes shall preempt and conflicts.