

ORDINANCE NUMBER 2018-16

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF OXFORD, ARTICLE 4, SECTION 4.08, (MH) MANUFACTURED HOME DISTRICTS, (ORDINANCE NO. 2017-20, 9/26/2017)

BE IT ORDAINED by the City Council of the City of Oxford, Alabama, as follows:

SECTION 1. Upon recommendation of the Planning Board of the City of Oxford the Council hereby amends Article 4, Section 4.08, (MH) Manufactured Home District of the above referenced Ordinance so that it shall read in its entirety as follows:

Section 4.08 MH Manufactured Home District

1. *Purpose.* The following regulations are designed to encourage the development of quality living environments for residents of manufactured home parks and subdivisions. The regulations ensure ample provisions of open space and flexibility in layout to enhance the development of the district with respect to flood zones, steep slopes, and other topographical features. To these ends rezoning to, and development under this Section will be permitted only in accordance with a detailed Master Development Plan.
2. *Parking Regulations.* Except as otherwise stated herein, parking is subject to [Article 8 Parking](#).
3. *Sign Regulations.* Except as otherwise stated herein, signage must comply with the requirements of [Article 9 Signs](#).
4. *Manufactured Home Subdivisions.*
 - a) All manufactured home subdivisions must be approved in accordance with the Oxford Subdivision Regulations prior to the issuance of a zoning permit.
 - b) Lots are subject to the area and dimensional requirements in [Table 4-3](#).
 - c) Only Class A manufactured homes, which must conform to the following requirements, are permitted in manufactured home subdivisions:
 - 1) No more than one manufactured home is permitted on a lot.
 - 2) Manufactured homes must be oriented with their long side parallel to the front lot line.

Table 4-1 Use Regulations, Residential Districts

| | E-1 | R-1 | R-2 | R-3 | GH | TH | MH |
|--|-----|-----|-----|----------|----|----|----|
| Accessory Structures, Residential | R | R | R | R | R | R | R |
| Bed and Breakfast, see §7.08 | SE | SE | SE | | | | |
| Boarding House, subject to §7.10 | SE | SE | SE | R | | | |
| Cemetery | C | C | C | C | | | |
| Cluster Development, see §7.03 | R | R | R | R | | | |
| Country Club | R | R | R | R | | | |
| Day Care Center | | | | SP | | | C |
| Day Care Home | R | R | R | R | | | |
| Dwelling, Accessory, see §7.07 | R | R | R | | | | |
| Dwelling, Duplex | | | R | R | | | |
| Dwelling, Multiplex | | | C | R | | | |
| Dwelling, Multifamily, see §7.09 | | | | SP | | | |
| Dwelling, Single-family detached | R | R | R | R | R | | |
| Dwelling, Townhouse | | | | | | R | |
| Gardens, as an accessory use to a residence | R | R | R | R | R | R | |
| Garden, as a principal use (e.g. community garden) | SE | SE | SE | SE | SE | SE | |
| Golf Course | C | C | C | C | C | C | |
| Group Home Transitional Care Home Family Care Home | | | | SE SP | | | |
| Home Occupation, see §7.04 | R | R | R | | R | R | |
| Independent Living Facility | | | | SP | | | |
| Keeping of Chickens or Bees, see §7.12 | R | R | R | | | | |
| Manufactured Home Park | | | | | | | SP |
| Manufactured Home Subdivision | | | | | | | R |
| Parks, Open Space and Greenways | SP | SP | SP | SP | SP | SP | SP |
| Parking, Nonresidential | SE | SE | SE | SE | | | |
| Place of Assembly, up to 150 seats | SP | SP | SP | SP | | | |
| Place of Assembly, up to 300 seats | C | C | C | C | | | |
| Public Facility, up to 12,500 sf | C | C | C | C | | | |
| Public Utility Facility, see §7.01 | SP | SP | SP | SP | SP | SP | SP |
| School, Elementary or middle/junior high | C | C | C | C | | | |
| Telecommunications Tower, see §7.02 | SP | SP | SP | SP | SP | SP | SP |

R – The use is permitted by right.

SE – The use requires action by the Board of Adjustment as a special exception per [§12.05](#).

SP – The use requires review and approval of Site Plan by the Commission per [§11.05](#).

C – The use is conditional and requires review by the Commission per [§11.06](#).

A blank cell in the Table indicates that the use is not permitted.

| Table 4-2 Area and Dimensional Regulations, Residential Districts | | | | | | |
|--|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| | E-1 | R-1 | R-2 | R-3 | RG | RT |
| Minimum Lot Area, if on sewer | 30,000 sf | 12,750 sf | 10,250 sf | 8,000 sf | 6,000 sf | 1,250 sf |
| Minimum Lot Area, if unsewered | 30,000 sf | 15,000 sf | 15,000 sf | n/a | n/a | n/a |
| Minimum Lot Width, if on sewer | 125 ft | 85 ft | 75 ft | 65 ft | 60 ft | 20 ft |
| Minimum Lot Width, if unsewered | 125 ft | 100 ft | 75 ft | n/a | n/a | n/a |
| Front Yard | 50 ft | 30 ft | 30 ft | 25 ft | 20 ft | 12 ft |
| Secondary Front Yard (see §3.06.2) | n/a | 22 ft | 18 ft | 15 ft | 15 ft | 15 ft |
| Rear Yard | 50 ft | 45 ft | 40 ft | 25 ft | 25 ft | 20 ft |
| Side Yard, for buildings up to 1.5 stories | 20 ft | 10 ft | 10 ft | 10 ft | 10 ft | n/a |
| Side Yard, for buildings over 1.5 stories | 20 ft | 12 ft | 12 ft | 12 ft | 10 ft | n/a |
| Maximum Impervious Surface Area | 25% | 30% | 30% | 50% | 60% | 80% |
| Maximum Building Height | 2.5 stories or 35 ft | 2.5 stories or 25 ft |

- 3) The manufactured home must have a minimum of 960 sf of enclosed and heated living area.
- 4) The roof must have a minimum vertical rise of three ft for each twelve ft of horizontal run and must be finished with a type of shingle commonly used in standard residential construction.
- 5) All roof structures must have an eave projection of no less than six inches, which may include a gutter.
- 6) The exterior siding must consist predominantly of vinyl or aluminum horizontal siding, wood, or hardboard, comparable in composition, appearance and durability to the exterior siding commonly used in standard residential construction
- 7) All manufactured homes must be set up in accordance with the standards set by the Alabama Manufactured Home Institute. The moving hitch, wheels and axles, and transporting lights must be removed prior to occupancy.
- 8) All mobile homes (new or replacement) moved into the City of Oxford must be within five (5) years of the manufacturer's date.

| | |
|---------------------------------|-----------|
| Minimum Lot Area, if on sewer | 10,250 sf |
| Minimum Lot Area, if unsewered | 15,000 sf |
| Minimum Lot Width | 100 ft |
| Front Yard | 30 ft |
| Rear Yard | 40 ft |
| Side Yard | 10 ft |
| Maximum Impervious Surface Area | 30% |
| Maximum Building Height | 1 story |

1. *Manufactured Home Parks.*

- a) Procedure. A master plan showing the exact manner in which the entire tract will be improved and used must be presented to the Commission for review and approval. When rezoning is required, the approved master plan will accompany the Commission's recommendation, and pending approval, will be retained in the file of the city clerk as a part of the city's record amending the zoning map.
- b) Uses Permitted. In addition to those uses permitted in [Table 4-1](#), the following uses are also permitted in a manufactured home park upon approval of the master plan by the Commission:
 - 1) caretaker dwelling
 - 2) offices and maintenance buildings incidental to a manufactured home park
 - 3) laundromat and concession building for the use of residents of the park only
 - 4) swimming pools, cabanas, and other outdoor recreational facilities
- c) Development Criteria
 - 1) Manufactured home parks may contain no less than five contiguous acres.
 - 2) A manufactured home park may not accept tenants unless and until at least 25% of its lots have been developed together with facilities in accordance with city, county, or state laws, and must meet all published State of Alabama health regulations.
 - 3) Minimum dimensions of manufactured home space: 50 ft long by 25 ft wide
 - 4) Minimum separation between manufactured homes

- (i) Side-to-side: 20 ft
 - (ii) End-to-end or side-to-end: 15 ft
- 5) All principal and accessory structures and vehicular areas must be set back not less than 20 ft from the exterior lot lines of the park.
- d) Parking and access
 - 1) At least one parking space must be provided for each manufactured home. In addition, visitor parking must be provided at a rate of one space per four manufactured home spaces. Required parking may be provided in common parking areas or on manufactured home spaces.
 - 2) Interior access roads and parking areas must be paved with an all weather surface, resistant to erosion. Interior roadways must have a minimum clearance of 40 ft. The driving surface of interior roadways must have a minimum width of 18 ft.
 - 3) No direct access is allowed between individual manufactured home spaces and any public street.
- e) Sign Regulations. One principal use sign no larger than 50 sf is permitted for each manufactured home park. Freestanding directional signs, building identification signs and other incidental signage are permitted but may not be located so as to be legible from abutting properties or public rights-of-way.
- f) Landscaping, Screening and Buffers. See [Article 10 Landscaping](#).
- g) Storm shelters. Storm shelters must be provided on-site in any new manufactured home park in accordance with the following:
 - 1) Storm shelter must have a minimum floor area of seven sf for each manufactured home space and be located no more than 1,320 linear ft from the furthest home space in the manufactured home park.
 - 2) Shelters must be designed by a licensed structural engineer or architect and must comply with all applicable City Building, Mechanical, Plumbing and Electrical Codes and be built and installed as approved by the Building Inspector. Shelters must be designed and constructed to meet all applicable requirements of the Americans with Disabilities Act (ADA) and, if located within a floodplain, must meet all FEMA requirements.

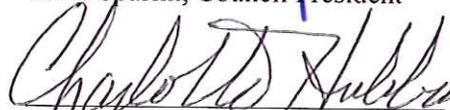
The park operator is responsible for making the storm shelter accessible and usable in times of need. Storm shelters may not be used for storage purposes if such storage reduces the minimum floor area required herein.

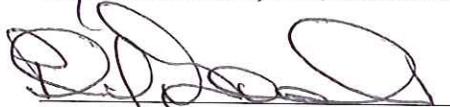
SECTION TWO: This Ordinance shall become effective upon passage by the Council and by advertising as required by law.

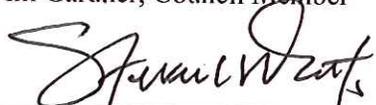
APPROVED and ADOPTED this 13th day of November, 2018.

CITY COUNCIL OF THE CITY OF
OXFORD, ALABAMA


Chris Spurlin, Council President

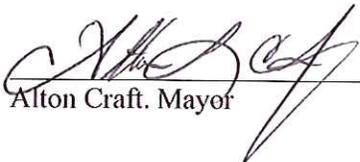

Charlotte Hubbard, Council Member


Phil Gardner, Council Member


Steven Waits, Council Pro Tempore


Mike Henderson, Council Member

APPROVED:


Alton Craft, Mayor

ATTEST:


Alan B. Atkinson, City Clerk

CERTIFICATION OF ADOPTION

I hereby certify that the attached ordinance was duly adopted by the Oxford City Council in regular session assembled on the 13th day of November, 2018, and is recorded in the official minutes of the Oxford City Council.



Alan B. Atkinson, City Clerk

CERTIFICATION OF PUBLICATION

I, Alan B. Atkinson, City Clerk for the City of Oxford, Alabama, do hereby certify this Ordinance was posted in three public places within the City and at Oxford City Hall beginning on the 15th day of November, 2018, as in accordance with the provisions of Code of Alabama, 1975, Section 11-45-8.



Alan B. Atkinson, City Clerk