

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG
TOWN OF LYMAN

ORDINANCE NO. 04112022 B

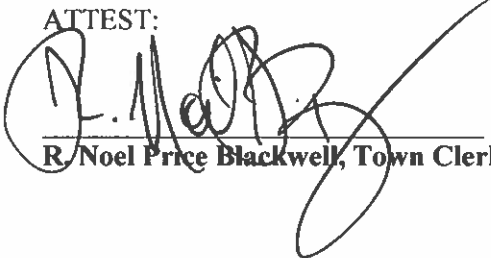
**AN ORDINANCE AMENDING TOWN OF LYMAN, SOUTH CAROLINA, ZONING
ORDINANCE:
SECTION 405 MHP, MOBILE HOME PARK, REMOVE SECTION**

WHEREAS, the Town Council has determined that it is in the interest of the Town, for the benefit of the health, order, safety, general welfare and convenience of the Town and its residents, to amend the Town of Lyman, South Carolina, Zoning Ordinance, Section 405, MHP, Mobile Home Park.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF THE TOWN OF LYMAN IN COUNCIL ASSEMBLED, that Section 405, MHP, Mobile Home Park be revised to remove section 405 Mobile Home Park from the Zoning Ordinance.

This Ordinance shall take effect upon second reading approval by the Town Council.


Glenn Greer, II, Mayor

ATTEST:

R. Noel Price Blackwell, Town Clerk

First Reading: April 11, 2022

Second Reading: May 9, 2022

Heard by the Town of Lyman Planning Commission on March 22, 2022 and amendment is recommended for approval to the Town Council



Planning Commission Meeting March 22, 2022

Staff Report

Docket Number: TXT 2022-10
Applicant: Town of Lyman
Request: Remove Section 405 MHP, Mobile Home Park District from the Zoning Ordinance

Factual Dates:

- a. Planning Commission Meeting: March 22, 2022
- b. Public Hearing and 1st Reading: April 11, 2022

Staff Analysis and Recommendation(s):

Remove the following Section in its entirety from the Zoning Ordinance:

Sec. 405. - MHP, Mobile Home Park District.

- 405.1 *Purpose.* This district is intended to accommodate mobile home parks.
- 405.2 *Permitted Uses.* The following uses shall be permitted in any MHP Zoning District:
 - A. Any use, together with the conditions attached thereto, permitted in the R-10 district subject to all of the requirements of that district.
 - B. Mobile home parks and accessory structures and uses which serve only the residents of the mobile home park, specifically including self-service laundry, pool, restrooms, park, leasing or managerial office and similar service facilities subject to Section 406.13, Mobile Home Park Site Design and Development Criteria.
- 405.3 *Conditional Uses.* The following uses shall be permitted in any MHP Zoning District subject to the conditions of this section, unless otherwise noted, and Article IX, Section 909 and 910:
 - A. All conditional uses permitted in the R-15 and R-10 district shall be permitted in the MHP district on a conditional basis subject to the conditions set forth for the district in which the use is originally listed.
- 405.4 *Special Exceptions.* The following uses shall be permitted in the MHP Zoning District as a special exception, subject to the conditions of this article and Article IX, Section 912:
 - A. Bed and Breakfast Inns, subject to the conditions of Section 401.4.

405.5 *Prohibited Uses.* The following uses are prohibited in the MHP Zoning District.

A. No activity that does not fall within the parameters of Sections 405.2, 405.3 or 405.4 shall be permitted within the MHP Zoning District. The following uses are expressly prohibited in order to increase ordinance clarity:

- Sexually Oriented Businesses.
- Cellular Towers.

405.6 *Dimensional Requirements.* Uses permitted in the MHP Zoning District shall be required to conform to the following standards, except that the use of substandard lots of record as of the effective date of this ordinance may be subject to the relief provided in Article III, Section 303 of this ordinance.

A.	Minimum Lot Area:	10,000 square feet
B.	Minimum Lot Width:	65 feet
C.	Minimum Front Setback: For exceptions to this requirement, see Article VIII, Sections 807 and 808.	25 feet
D.	Minimum Side Setback: See Article VIII, Section 804 on side yard requirements pertaining to corner lots.	10 feet
E.	Minimum Rear Setback: For rear yard requirements pertaining to double frontage lots, see Article VIII, Section 807.	25 feet
F.	Maximum Building Height: Except upon Fire Chief's written approval with conditions stated therein. For other exceptions to height regulations see Article VIII, Section 812.	35 feet

405.7 *Parking and Loading.* Uses permitted in the MHP Zoning District shall meet the parking and loading standards set forth in Article V.

405.8 *Signs.* Signs permitted in the MHP Zoning District, including the conditions under which they may be located are set forth in Article VI.

405.9 *Bufferyard Requirements.* Where a mobile home park abuts any other district or where a conditional use abuts any residential district, a bufferyard in compliance with Article VII of this ordinance shall be required along abutting property lines.

405.10 *General and Supplementary Regulations.* Uses permitted in the MHP Zoning District shall meet standards set forth in Article VIII.

405.11 *Street Planting Strips.* Except for single-family structures, in all front setbacks, a strip not less than six (6) feet in width shall be provided along the street line on the property, which shall be planted and maintained in grass with street trees or in shrub

planting or as may be required in approval of the site plans. Signs shall not be erected in this area with the exception of official traffic and regulatory signs.

405.12 *Mobile Home Standards.* All mobile homes located in a MHP Zoning District are subject to the mobile home standards in Article IV, Section 405 of this ordinance.

405.13 *Mobile Home Park Site Design and Development Criteria.* In addition to the other requirements of this district, all mobile home park developments shall conform to the following requirements:

- A. *Tract Size and Density.* Mobile home parks shall have a minimum tract size of two (2) acres, and be located on a well drained site, properly graded to insure rapid drainage and freedom from stagnant pools of water. No more than six (6) mobile homes per acre shall be permitted.
- B. *Space Width.* Each space shall have a minimum fifty (50) foot width and be clearly defined.
- C. *Clearance.* Mobile homes shall be situated on each space so as to provide:
 1. A minimum of twenty (25) feet of clearance between mobile homes and any property line bounding the park.
 2. A minimum of twenty (20) feet of clearance between each mobile home and between all other structures located within the park.
- D. *Setback From Driveway.* Mobile homes shall be so located on each space that there will be a minimum front setback of not less than twenty (20) feet between the mobile home and the abutting driveway.
- E. *Common Open Space.* Each mobile home park shall have a minimum of twenty percent (20%) of the total site area reserved and improved as common open space subject to Article IV, Section 405.
- F. *Streets and Access.* All private roadways within a mobile home park shall be paved with asphalt or concrete. The wearing surface for asphalt paving shall be one and one-half (1½) inches thick. If concrete is used, it should be a minimum of five (5) inches thick and have expansion joints where it meets driveways, walkways or curbs.
- G. *[Width of private roads.]* All roadways which are not to be dedicated as public streets, shall have a minimum travel width of twenty (20) feet, exclusive of parking. Roads within a mobile home park which are to be dedicated as public streets, shall conform to the criteria established for Spartanburg County roads in county ordinance number 28.
- H. *[Access roads.]* Access roads to a mobile home park shall be located at least one hundred fifty (150) feet from any public street intersection. The number of entrances and/or exits shall not exceed the ratio of one per one hundred fifty (150) feet of park frontage. Parks with less than one hundred fifty (150) feet of frontage are only allowed one (1) combination ingress and egress road.
- I. *Parking.* Off-street parking, loading, and other requirements shall conform to the standards set forth in Article V. Concrete curbs or other appropriate car stops shall be installed at the end of all "head-in" parking bays which are not "drive-through" type.

- J. *Site Plan.* The site plan for a mobile home park must be reviewed by the Spartanburg County Board of Health, which shall advise the Zoning Administrator of its findings in writing prior to the Zoning Administrator's issuing a permit. The Zoning Administrator shall be restricted from issuing a permit unless the Board of Health determines that all local and State codes and standards pertaining to health and environmental sanitation in mobile home parks have been met by the applicants.
- K. *Revocation of License.* The Town Council may revoke any license to maintain and operate a mobile home park when the licensee has been found guilty by a court of jurisdiction for violating any provisions of this ordinance. After such conviction, the license may be reissued if the circumstances leading to conviction have been remedied and the park is being maintained and operated in full compliance with the law.
- L. *Posting the Certificate of Occupancy.* A valid Certificate of Occupancy shall be conspicuously posted in the office or on the premises of the mobile home park.
- M. *Existing Mobile Home Park.* Existing mobile home parks not in conformance with the provisions of this section shall be considered as nonconforming uses, and shall be governed by the provisions regulating such uses under Article IV, Section 405.

Planning Commission Recommendation(s): Approval 4 to 0

Action: Mr. Brenner made a motion to recommend approval of TXT 2022-10 to remove Section 405 MHP, Mobile Home Park District from the Town of Lyman Zoning Ordinance to Town Council. Mr. Parris seconded the motion. The motion carried with a vote of 4 to 0.