

**ARTICLE VIII - SUPPLEMENTARY STANDARDS FOR SPECIFIC USES****Section 800 - Accessory and Temporary Buildings****800.1 Accessory Buildings**

- (a) Attached Accessory Building - Where an accessory building is attached to the main building, a substantial part of one wall of the accessory building shall be an integral part of the main building, or such accessory building shall be attached to the main building in a substantial manner by a roof, and therefore meet requirements applicable to the main building.
- (b) Detached Accessory Building
  - 1. Location - Detached accessory buildings are permitted in the side or rear yard only.
  - 2. Height and Bulk - A detached accessory building shall not be more than two (2) stories in height and shall not be constructed on more than thirty percent (30%) of the rear yard.
  - 3. Setbacks - Detached accessory buildings shall be no less than five (5) feet from any lot line. Detached accessory buildings shall not be closer than fifteen (15) feet from the main building.

**800.2 Accessory Swimming Pools**

Accessory swimming pools shall not be located closer than twenty (20) feet from any property line. Accessory swimming pools shall be enclosed by a wall of fence at least four (4) feet in height. Accessory swimming pools shall obtain approval from the Lamar County Health Department and be permitted by the City of Barnesville.

**800.3 Temporary Buildings**

- (a) Construction Site - Temporary buildings used only in conjunction with construction work may be permitted in any district, provided that no temporary building shall be removed immediately upon completion of construction.
- (b) Temporary Structures - Tents and similar structures shall be authorized for temporary use for a period not to exceed thirty (30) days for special purposes related to the primary use of the main building or principal use of the lot. A permit issued by the Building Official shall be required for all such structures prior to the erection or use of such structures, provided that no permit shall be required for the use of such structure when used in



connection with a funeral. The Building Official shall not issue more than two permits for such structures during a calendar year for any lot.

- (c) Temporary Structures in Parking Lots - Where any such tent or structure is planned to be erected in the parking area that is intended to provide parking for the primary use of the lot such that in the opinion of the Building Official, adequate parking would not be continuously provided for use of the property, the Building Official may deny the issuance of the permit.

## **Section 810 - Accessory Dwelling Units**

### **810.1 Definitions**

- (a) Accessory Dwelling Unit - A subordinate dwelling unit incorporated within or adjacent to a single family structure. Accessory dwelling units may not be subdivided or otherwise segregated in ownership from the primary residence structure.
- (b) Existing Single-family Dwelling - Single-family dwelling units for which permits for construction of the principal dwelling were finalized (occupancy approved) at least three years prior to application for accessory dwelling unit.
- (c) Owner Occupancy - A site which a property owner, as reflected in title records, makes his or her legal residence, as evidenced by voter registration, vehicle registration, or similar means, and actually resides at the site more than six months out of any given year, and at no time receives rent for the owner-occupied unit.

### **810.2 Requirements**

In the Historic Preservation Overlay District (H-P), one accessory dwelling unit is permitted as subordinate to an existing single-family dwelling provided the following criteria are met:

- (a) Location - Accessory dwelling units shall be permitted in structures detached from the primary residence, including but not limited to guest cottages, detached garages, or workshops;
- (b) Occupancy by Property Owner - Either the primary residence and the accessory dwelling unit must be occupied by an owner;
- (c) Number of Occupants - The total number of occupants in both the primary residence and the accessory dwelling unit combined may not exceed the maximum number established by the definition of family in Article II;



- (d) Size of the Unit - The accessory dwelling unit shall contain not less than 300 square feet and not more than 800 square feet, excluding any related garage area; provided, if the accessory unit is completely located on a single floor, the Building Official may allow increased size in order to efficiently use all floor area, so long as all other standards set forth in this section are met;
  - (1) The square footage of the accessory dwelling unit, excluding any garage area, shall not exceed forty percent (40%) of the total square footage of the primary residence and accessory dwelling unit combined, excluding any garage area.
- (e) Parking - There shall be one off-street parking space provided for the accessory dwelling unit, which is in addition to any off-street spaces required for the primary residence.
- (f) Entrance to the Unit - The construction of a second entry door facing on a street front for entrance into an accessory unit is prohibited; new entrances not facing on a street front are permitted on the sides and rear of a house, or on a front side facing on a street where no other door exists; provided that existing single family structures with two or more entry doors facing on a street shall not be prohibited from using one of those doors to access the accessory unit.
- (g) Building Codes - The accessory dwelling unit shall meet all building code standards including building, electrical, fire, and plumbing code requirements.
- (h) Prohibition on Home Occupations - A lot may not contain both an accessory dwelling unit and a home occupation.

### 810.3 Inspection and Registration

- (a) Registration - Any property owner seeking to establish an accessory dwelling unit shall apply to register the unit with the Zoning Department. The property owner shall file a completed registration application form affirming that at least one owner will occupy the primary residence or the accessory unit and agreeing to the limits on total number of residents and other standards as provided above.
- (b) Inspection - After receipt of a complete application form and prior to approval of any accessory dwelling unit, the City shall inspect the property to confirm that minimum and maximum size limits are met, required parking is provided, design limitations regarding front entrances are met, and building code standards are met.



- (c) Filing of Registration - The registration form or other form as required by the Zoning Department shall be filed as a deed restriction with the Lamar County Department Tax Assessor to provide notice of the presence of the accessory dwelling unit, the requirement of owner occupancy, and other standards for maintaining the unit as described above.
- (d) Report to the City Council - The Zoning Department shall report annually on accessory dwelling unit registration, number of units and distribution throughout the city, average size of units, and number and type of complaint and enforcement related actions.
- (e) Cancellation of Registration - Cancellation of the accessory unit's registration may be accomplished by the property owner filing a certificate with the Zoning Department for recording at the Lamar County Tax Assessor or may occur as a result of enforcement action. The cancellation certificate will confirm that the residence has reverted to use as a single dwelling.

## **Section 820 - Automobile Service Stations & Convenience Stores**

### **820.1 Location**

The building in which an automobile service station or convenience store is located shall not be within 100 feet of any residential district, or any property containing a school, public playground, church, hospital, public library, day care center, or personal care home.

### **820.2 Site Requirements**

An automobile service station or convenience store shall have a minimum frontage on the primary street of 120 feet and a minimum lot area of 12,000 square feet. All buildings shall be set back 40 feet from all street right-of-way lines, and all canopies shall be set back 15 feet from all street right-of-way lines.

### **820.3 Access to Site**

Vehicular entrances or exits at an automobile service station:

- (a) Shall not be provided with more than two (2) curb cuts for the first 120 feet of street frontage or fraction thereof.
- (b) Shall contain an access width along the curb line of the street of not more than 40 feet as measured parallel to the street at its narrowest point and shall not be located less than 20 feet from a street intersection or closer than 10 feet from the adjoining property.
- (c) Shall not have any two (2) driveways, or curb cuts, any less than 20 feet apart at both the right-of-way line and the curb of edge of the pavement



along a single street.

#### 820.4 Gasoline Pump Islands

All gasoline pump islands shall be set back at least 20 feet from the right-of-way line, or where a future widening line has been established, the setback line shall be measured from such line; and where pump islands are constructed perpendicular to the right-of-way line; However, the pumps shall be at least sixty (60) feet from the centerline of an arterial street, fifty-five (55) feet from the centerline of a collector street, and forty-five (45) feet from the centerline of other streets.

#### 820.5 Off-Street Parking

A minimum of two (2) off-street parking spaces are required with an additional off-street parking space for each lubrication and wash bay.

#### 820.6 Other Site Improvements

In addition to the above requirements, the following additional site improvements shall be adhered to:

- (a) A raised curb of at least 6 inches in height shall be erected along the street property lines, except for driveway openings.
- (b) A solid fence or wall 6 feet in height shall be erected along all property lines abutting any adjacent residential lot.
- (c) Exterior lighting shall be arranged so that it is deflected away from adjacent properties and streets.
- (d) Signs, whether permanent or temporary, shall not be placed within the public right-of-way and shall be arranged so that they do not obstruct visibility for drivers or pedestrians.
- (e) All drives, parking storage, and service areas shall be paved and curbed and a good stand of grass shall be maintained on the remainder of the lot.

#### Section 830 - Cemeteries

Cemeteries shall comply with the following requirements:

- (a) The site proposed for a cemetery shall not interfere with the development of a system of collector or larger streets in the vicinity of such site. In addition such site shall have direct access to a publicly dedicated street.
- (b) Any new cemetery shall be located on a site containing not less than 20 acres.



- (c) All structures shall be set back no less than 35 feet from any property line or street right-of-way line.
- (d) All graves or burial lots shall be set back not less than 35 feet from any property line or minor street right-of-way lines, and not less than 50 feet from any collector, arterial, expressway, or freeway right-of-way line.
- (e) The entire cemetery property shall be landscaped and maintained.
- (f) A public hearing shall be held by the City of Barnesville prior to approval of any new cemetery.

### **Section 840 - Home Occupations**

#### **840.1 Intent**

Regulations for home occupations are intended to provide categories of use such that permitted home occupations can be better matched to the character of the zoning district in which they are allowed. The term home occupation is understood to mean all categories of home occupations, including home businesses and residential businesses.

- (a) Home occupations shall be subject to the conditions set forth below. In districts where a home occupation requires Conditional Use approval by the City Council, the applicant shall bear the burden of providing conclusive evidence to the City that these conditions have been met.
- (b) - The applicant shall submit a written description of the proposed home occupation demonstrating that it will comply with each of the conditions applicable for the specific type of occupation.
- (c) The business must be owned by the owner of the property on which the home occupation is located.
- (d) The home occupation and dwelling unit shall comply with all applicable building and fire codes.

Home occupations, as defined, may be established in a dwelling in any residential district if approved as being appropriate with regard to transportation and access, water supply, waste disposal, fire, and police protection, and other public facilities; as not causing undue traffic congestion or creating a traffic hazard; as not being bothersome, noisy or producing undue odor; and as being in harmony with the orderly nature of the neighborhood and not interfering with the integrity and peace of the residential district. The following requirements shall apply in addition to all other applicable requirements of this ordinance for the residential district in which such uses are located:



- A) No accessory buildings or outside storage shall be used in connection with the home occupation.
- B) No internal or external alterations inconsistent with the residential use of the building may be permitted.
- C) Only vehicles used primarily as passenger vehicles shall be permitted in connection with the conduct of the customary home occupation.
- D) No machinery that causes noises or other interferences in radio and/or television reception shall be allowed.
- E) No chemical, electrical, or mechanical equipment that is not normally a part of domestic or household equipment shall be used primarily for commercial purposes.
- F) Instruction in music, dance, arts, and crafts, and similar subjects shall be limited to six (6) students at one time.
- G) Not more than twenty-five (25) per cent of the total floor area of any dwelling is to be used for such home occupations.
- H) There shall be no storage or sale of merchandise, stock-in-trade, or commodities on the premises.
- I) Home occupations shall register and pay all applicable fees.
- J) The business must be owned by the owner of the property on which the home occupation is located. The business owner must be the primary resident of the location.
- K) The business shall not include the repair and/or maintenance of motor vehicles.
- L) No one other than family members who reside on the premises may be employed in the business.
- M) The business or profession must be conducted entirely within the dwelling.
- N) Existing home occupations that are in violation are considered nonconforming and are allowed to continue with the following limitations:
  - a) Shall not be changed to another nonconforming use.
  - b) Enlarged or expanded beyond current capacity.
  - c) Reestablished after discontinuance for ninety (90) days.



**Section 850 Manufactured Homes****850.1 Permitted Zones for Manufactured Homes**

Manufactured homes are permitted only in R-3 zoning districts.

**850.1 General Standards - Applicable to All Manufactured Homes**

The following standards shall apply to all types of manufactured home located in the City of Barnesville after adoption of this Ordinance:

- (a) **Compliance with Applicable Laws** - All manufactured homes must be installed in compliance with RULES AND REGULATIONS FOR MANUFACTURED HOMES, Chapter 120-3-7, including Appendix "A," and any amendments thereto, made and promulgated by the Georgia Safety Fire Commissioner pursuant to authority set forth in O.C.G.A. Sec. 8-2-132, 8-2-133, 8-2-135, 8-2-137(b), 8-2-161, 8-2-165, 8-2-168, and 25-2-1 et seq. All manufactured homes shall comply with City of Barnesville ordinances and regulations, including the building, gas, plumbing, electric codes as adopted by the City of Barnesville.
- (b) **Minimum Construction Standards** - Each newly installed mobile home/manufactured home in the City of Barnesville shall conform to the minimum construction standards required by the U.S. Housing and Urban Development, as required by the National Mobile Home and Safety Standards Act of 1974, 42 U.S.C., Section 5401, et seq., before that mobile home/manufactured home is entitled to receive any utility service to said mobile home/manufactured home. It is the intent of this Section to prohibit moving mobile homes/manufactured homes into Barnesville that do not conform to the applicable Housing and Urban Development Construction Standards, as expressed in 42 U.S.C. 5401, et seq., and regulations established pursuant to that Act. To that end, no mobile home/manufactured home shall be allowed to locate for permanent or temporary occupancy in this city unless that mobile home/manufactured home complies with the minimum construction standards required by the U.S. Housing and Urban Development, which compliance must be evidenced by the affixation of a permanently affixed label or tag certifying the compliance as required by 42 U.S.C. Section 5415. Mobile homes/manufactured homes that do not display the certification required by 42 U.S.C. Section 5415 shall not be eligible for a city building or occupancy permit; provided, however, that any mobile home that legally exists in Barnesville at the time of the passage of this ordinance shall not require said certification.
- (c) **Permit Requirement** - Any owner of a mobile/manufactured home, whether locating or relocating said mobile home/manufactured home shall obtain a permit from the Building Official indicating compliance with all



applicable codes before any person or persons are authorized to occupy any newly installed mobile/manufactured home.

- (d) Location Disclosure and Decal Requirement - Every person holding title to or possessing a mobile home/manufactured home that is placed or located within the limits of the City of Barnesville, shall report the location to and obtain a location decal for such mobile/manufactured home from the Tax Commissioner of Lamar County annually, no later than April 1 of each year. Such location decal shall be designed in such a manner and affixed to the mobile/manufactured home as to cause it to be easily visible for inspection.
- (e) Removal of Tongue, etc. - Any tongue, wheels, axles, transporting lights, and towing apparatus shall be removed after placement on the lot and before occupancy.
- (f) Landing Area - A porch or landing of a width and length greater than or equal to the width of the entrance shall be provided at each entrance door. The landing area shall be a minimum of 4'x 4' with railing and steps.
- (g) Foundation - All manufactured homes shall be completely underpinned and skirted with masonry, or other manufacturer's underpinning kits. Such skirting/underpinning shall completely enclosed the undercarriage.
- (h) Exterior Siding - The exterior siding shall not have a high-gloss finish and shall have the appearance of wood or other siding in common residential use. No metallic siding is permitted.
- (i) Roof - The roof materials shall be of wood shakes, asphalt composition, wood shingles, concrete, fiberglass tiles, slate, built-up gravel materials or other materials predominant in site-built residential construction as approved by the Building Official.
- (j) Tie-downs - All manufactured homes must be equipped with tie-down bands and shall be anchored securely and shall be able to withstand winds of one hundred (100) miles per hour.
- (k) Temporary Usage - A single manufactured unit or travel trailer may be used for an office by the developer for a period not to exceed six (6) months, upon written approval from the Building Official.
- (l) Non-conforming Use - A mobile/manufactured home that has been continuously and legally located in Barnesville since the adoption of this Ordinance shall be allowed to remain in its current location if the following conditions are met:
  - (1) All advalorem taxes on the unit have been timely paid in full; and
  - (2) The Building Official finds that the unit is in compliance with all



building, gas, electrical, housing, mechanical, and fire prevention codes of the City of Barnesville.

### **Section 860 - Manufactured Home Parks**

Manufactured home parks and manufactured homes within such parks are subject to the requirements of this subsection.

#### **860.1 Permit Requirements**

- (a) **Park Construction Permit Required** - In any district where manufactured home parks are permitted, the applicant shall submit to the Building Official a site plan or the park subject to the conditions of this section. No person shall proceed with the construction of a manufactured housing park or trailer park until an application for the construction of such park has been reviewed by the Building Official, and, upon approval of the application and site plan, a permit to construct the proposed park, hereinafter referred to as the park construction permit, has been issued. The application for a permit to construct a manufactured housing park shall include the following:
- (1) The name and address of the applicant.
  - (2) The location and legal description of the property upon which the park is proposed to be placed.
  - (3) A complete plan of the proposed park at a scale of not more than 100 feet to one (1) inch and showing the shape, area, and size of the site; street and driveway layout, including distance notations; the location and grouping of manufactured housing lot stands and accessory buildings; the placement and sizes of utilities; all manufactured housing lot boundaries and other data pertinent to the requirement of this Ordinance.
  - (4) Plans and specifications of all buildings, improvements, and facilities constructed, or to be constructed, within the manufactured housing park.
  - (5) Such further information as may be requested by the Building Official to facilitate the determination of whether the proposed park will comply with all legal requirements. The application and all accompanying plans and specifications shall be filed in triplicate. No park construction permit shall be issued except in accordance with this Ordinance.
- (b) **Permit Expiration** - If no substantial construction progress has been made



within six (6) months of the date of the issuance of the park construction permit, the permit becomes invalid and must be renewed. For the purpose of this section, "substantial construction" includes final site grading and the installation of utilities and is considered to be approximately forty percent (40%) of total site improvements.

- (c) Building Permit Required - No person shall park a manufactured home on an individual lot until a building permit therefore has been issued by the Building Official. No manufactured housing building permit shall be issued except in accordance with this Ordinance.
- (d) Certificate of Occupancy Required - A Certificate of Occupancy issued by the Building Official is required in advance of the use or occupancy of manufactured homes on manufactured home lots in approved manufactured home parks. No Certificate of Occupancy shall be issued unless the lot of building or structure complies with all the provisions of this Ordinance. A record of all Certificates of Occupancy shall be kept on file in the office of the Building Official and a copy shall be furnished, on request, to any person having a propriety or tenancy interest in the building or land involved.

#### 860.2 General Standards

Manufactured home parks must meet the following standards:

- (a) Compliance with Other Laws - No manufactured home shall be admitted to any park unless it can be demonstrated that it meets the requirements of any additional laws and regulations of the city.
- (b) Minimum Rental Period - No space shall be rented for residential use of a manufactured home in any such park except for periods of thirty (30) days or more.
- (c) Initial Occupancy of Park - The minimum number of spaces completed and ready for occupancy before the first occupancy is permitted shall be thirty (30) spaces.
- (d) Site Requirements - The park shall be located on a well-drained site properly graded to insure drainage and freedom from stagnant pools of water. The site shall not be exposed to objectionable smoke, noise, odors, the possibility of insect or rodent infestation or other adverse influences.
- (e) Water Supply - An adequate supply of pure, potable water for drinking and domestic purposes shall be supplied by pipes to all buildings and manufactured housing lots within the park. Each manufactured housing stand shall be provided with an approved cold water connection and a tap (hydrant), constructed in accordance with the plumbing standards adopted by the City of Barnesville, Georgia.



- (g) Sanitation - Each park shall provide at a minimum the following sanitation facilities and services:
- (1) Refuse Collection Station - One refuse collection station shall be provided for each twenty (20) families or fraction thereof. If individual refuse containers are used on the manufactured home site, they shall be inconspicuously located.
  - (2) Environmental Control - The area around and underneath each manufactured home shall be kept clean and free from collections of refuse, rubbish, glass bottles, or other unsightly material.
  - (3) Sewage Disposal - Each manufactured housing stand shall be provided with a sanitary sewer of at least 4 inches in diameter, which shall be connected to receive all waste from the manufactured home. The sewer in each manufactured housing stand shall be connected to discharge the waste into a sewer system which meets the health requirements of the State of Georgia and the City of Barnesville, Georgia.
  - (4) Sewage Drain Connections - Manufactured housing drain connections shall be of approved semi-rigid and non-collapsible hose, having smooth interior surfaces and no less than 3 inches outside diameter, nor less in size than the manufactured housing outlet. Drain connections shall be equipped with a standard screw- or clamp-type fitting. While a manufactured housing stand is not occupied or the drain is not used, the sewer opening shall be closed with an approved closure or cap.
- (h) Fire Protection - Every manufactured housing park shall have adequate fire protection system with water pressure and fire hydrants of such type, size, number, and location as to satisfy applicable regulations of the Barnesville Fire Department currently in force, provided further that not open fires or burning of trash, leaves, or other refuse shall be permitted within the boundaries of any manufactured housing park without a permit from the Barnesville Fire Department.

#### 860.3 Park Service Facilities

Manufactured home parks are permitted to have an office and storage facilities.

#### 860.4 Buffers and Landscaping

- (a) Buffers - A buffer strip at least twenty-five (25) feet wide shall be located adjacent to each exterior property line of the manufactured home park. Such buffer strips shall not be included within any individual manufactured home lot. This buffer strip shall be increased to a width of thirty-five (35) feet when the park is located adjacent to property that is



improved with a permanent residential dwelling or a property zoned for a single family residence. This strip must be densely planted with fast growing evergreen shrubs.

- (b) Landscaping - Each manufactured home park shall be landscaped with shade trees and exterior screen planting of at least twenty-five (25) trees per acre and fifty (50) plants per acre.

#### 860.5 Streets

Manufactured home parks shall comply with the following street standards:

(a) Internal Streets

- (1) The system of streets in manufactured home parks shall extend continuously from the existing improved street system providing access to the site. This system shall provide suitable access to all manufactured home spaces and other important facilities on the property, adequate connections to existing or future streets at the boundaries of the property, and convenient circulation for vehicles.
- (2) All interior streets shall be shown by name, width of easement, and type of surfacing on the development plan or plat of each manufactured housing park; provided that street pavement widths for manufactured housing parks shall be governed by Sections 860.6 (b) and 860.6 (c) below.

- (b) Ingress and Egress Streets - The streets connecting a manufactured housing park with and serving as ingress and egress systems to adjoining thoroughfares, shall be shown by width of easement and type of surfacing on the development plan or plat of each park; provided that the pavement width of such streets will be a minimum of 20 feet for streets providing two-way traffic or 14 feet for one-way traffic, and provided further that there shall be at least two (2) such ingress and egress streets connecting any new manufactured housing park with adjoining public streets.

- (c) Interior Driveways - All manufactured housing lots shall abut upon an interior driveway with a pavement width of at least 20 feet for streets providing two-way traffic or 14 feet for streets providing one-way traffic.

#### 860.6 Parking Spaces

The following minimum standards shall apply to parking spaces in manufactured home parks:

- (a) Car parking spaces shall be provided in sufficient number to meet the needs of the property and their guests without interference with normal



movement of traffic. Such facilities should be provided at the rate of at least one car space for each manufactured home lot plus an additional car space for each four (4) lots to provide for guest parking, for two-car tenants, and for delivery and service vehicles.

- (b) Required car parking spaces should be located for convenient access to the manufactured home stands. Usually one car space should be located on each lot and the remainder located in adjacent parking bays.

#### 860.7 Area Regulations for Manufactured Home Parks

The following area regulations apply to manufactured home parks:

- (a) Minimum acreage per park - 5 acres.
- (b) Maximum acreage per park - 25 acres.
- (c) Minimum lot width for portion of lot used for park entrance and exit - 50 ft.
- (d) Setbacks - No manufactured home shall be located less than 20 feet from any road or street within the park, nor less than 40 feet from the right-of-way line of any street adjacent to the park. In no case shall any manufactured home be in the right of way.

#### 860.8 Area Regulations for Manufactured Home Space or Stand Within Manufactured Home Parks.

- (a) Minimum space size: 5,000 sq. ft.
- (b) Minimum frontage: 40 ft (measured at front property line)
- (c) Minimum width: 40 ft. (measured at the front building line)
- (d) Minimum side yard: 8 ft.
- (e) Minimum front yard: 20 ft.
- (f) Minimum rear yard: 10 ft.

#### 860.9 Non-conforming Manufactured Housing Parks

The expansion or enlargement shall be allowed to a Non-conforming manufactured housing park except with the following requirements:

- (a) The expansion shall not cause the total area to exceed 25 acres.
- (b) Each new manufactured housing lot shall meet or exceed the minimum



dimensional standards for lots and yards prescribed by Section 860.9 above.

### **Section 870 - Recreational Vehicle Parks and Campgrounds**

In any district where recreational vehicle parks are permitted, the applicant must submit a site plan for approval by the Building Official complying with the following standards:

- (a) Access to Public Streets - No recreational vehicle park shall be located except with direct access to a county, state, or federal highway, with a minimum lot width of not less than 50 feet for portion used for entrance and exit. No entrance or exit shall be through a residential district, or shall require movement of traffic from the park through a residential district.
- (b) Minimum Lot Size - The minimum lot area per recreational vehicle park shall be 3 acres, with a maximum density of 10 spaces per acre and with all sanitary facilities provided.
- (c) Setbacks for Vehicle Spaces - No space shall be so located that any part intended for occupancy for sleeping purposes shall be within 100 feet of the right-of-way line of any freeway, arterial or major collector street, or within 50 feet of the right-of-way of any minor collector or local street.
- (d) Park Facilities - Management headquarters, recreational facilities, toilets, showers, laundry facilities, and other uses and structures customarily incidental to operation of a trailer park are permitted as accessory uses in any district in which trailer parks are allowed, provided:
  - (1) Such establishments and the parking area related to their operations shall not occupy more than ten percent (10 %) of the park.
  - (2) Such establishments shall be restricted in their use to occupants of the park.
  - (3) Such establishments shall meet the screening requirements set forth in section 550 of this Ordinance and shall present no visible evidence of their commercial character which would attract customers other than the occupants of the park.
- (e) Health Department Certificate Required - In addition to meeting the above requirements, the recreational vehicle park site plan shall be accompanied by a certificate of approval of the Lamar County Health Department.



- (f) Rental Time Limit - Spaces in recreational vehicle parks may be rented and used by recreational vehicles provided that they meet any additional laws and ordinances of the City Council and shall be rented by the day or week only; an occupant of such space shall remain in the same recreational vehicle park for a period not to exceed thirty (30) days.

Rec. by: DZ <sup>APPROVED</sup> 1-12-04