



COUNTY OF LEXINGTON, SOUTH CAROLINA

Department of Community Development

County Administration Building (803) 785-8121
212 South Lake Drive, Suite 401 Lexington, South Carolina 29072

**ZONING APPLICATION
FOR MOBILE HOME PARKS**

A site plan review requires **four (4) copies of a site plan drawn to scale (normally 1 inch on paper equals 20, 30, 40, 50 or 60 actual feet on the ground or to architectural scale)**. Please attach this application to your site plan when submitted for review.

Check List - (Please PRINT):

_____ A. *Name of mobile home park:* _____

_____ B. *Address and location of mobile home park.*

TMS#(s) (Tax Map Sheet #) _____

_____ C. *Applicant's name, address and contact information.*

Phone: () _____ Fax: () _____ Email: _____

_____ D. *Property owner's name, address, and contact information.*

Phone: () _____ Fax: () _____ Email: _____

_____ E. *Park manager's name, address, and contact information.*

Phone: () _____ Fax: () _____ Email: _____

_____ F. *State the number of lots within the mobile home park. If this is an existing mobile home park, please state the date that the mobile home park was established. Please include a copy of the park rules and regulations with your submittal.*

_____ G. *Is the tract or parcel of land restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the existing activity?* Yes No *(Applicant's Signature)* _____ *Date* _____

***The following items must be included on the Mobile Home Park site plan.
For new or expanding Mobile Home Parks, additional items listed in the Mobile Home Park Development
Guidelines must also be included on the mobile home park site plan.***

- Scale – Plan to be drawn accurately to a scale of 1" = 20', 30', 40', 50', 60', or 100'. The scale is to be represented by both a numerical ratio and a graphic bar.
- Vicinity Map – Show the relationship of the Mobile Home Park site to the road system of the surrounding area.
- Surveyed Perimeter Boundary – Boundary survey of the Mobile Home Park development site with corners, bearings, and distances depicted.
- North Arrow – Show the north arrow.
- Date – Show date of preparation of the site plan, including any plan revision date(s).
- Mobile Home Park Name – Show the name of Mobile Home Park.
- Density – State the total acreage of the Mobile Home Park (1 acre = 43,560 feet) and the total number of mobile homes within the Mobile Home Park.
- Driveways – Show all driveways accessing the parcel and the internal driveways accessing each mobile home lot.
- Screening – Show the location of any privacy fences and/or shrubbery that may be used for screening. If you are using a privacy fence, describe the type of fence and the overall height. If you are using shrubbery, identify the type(s), the distance between plants, and the plant height.
- Parking – Show the scaled locations of all existing parking spaces for tenant vehicles. The minimum to be provided are two 9-foot by 18-foot parking spaces per mobile home space, plus additional parking for allowed recreational vehicles, boats, and utility trailers outside of the internal driveways in the Mobile Home Park.
- Mobile Home Spaces (Lots) – Show the scaled location of all existing mobile home spaces (the leasable areas provided to individual tenants), labeled with their individual lot square footage and lot identification numbers. If the mobile homes have individual addresses, please list them on the site plan as well.
- Individual Mobile Home Locations – Show the "footprint" of all existing/proposed mobile homes. The footprint may be shown as a simple rectangle, with the distance or distances shown from the nearest side or corner of the rectangle to the perimeter property line.
- Other Principal Buildings/Structures – Show the scaled location of all other existing buildings/structures such as the park office, laundry room, or clubhouse.
- Adjoining Uses – Show the location of residences (houses or mobile homes) on the adjoining properties (including properties located across road right-of-ways) and the nearest distance to their own property line. The residence may be shown as a simple rectangle, with the distance or distances shown from the nearest side or corner of the rectangle to its own property boundary. If there is a business located on the adjoining property, state the name of the business.
- Water Supply and Sewage Disposal Systems – Give a description of the existing water supply and sewage disposal systems that are being utilized, with the name, mailing address, and telephone number of the utility operator/supplier, if applicable. Provide documentation of SCDHEC system approvals.
- Solid Waste Disposal – Show the scaled location of any existing solid waste disposal facility intended for use by the occupants of the Mobile Home Park. If individual solid waste collection is to be utilized, give the name, mailing address, and telephone number of the collection service provider.