

Jackson County Manufactured Home Park Ordinance

Sec. 104. - Exceptions to applicability.

1.

It is not intended that these regulations interfere with any easement, covenant or other agreement between parties. However, if these regulations impose greater restrictions or higher standards for the use of a building or land, then these regulations shall control.

2.

Manufactured home parks existing at the time of the adoption of this ordinance with spaces completed, ready for occupancy and/or occupied are exempt from the terms of this ordinance. However, said manufactured home parks shall not be allowed to expand or increase in any manner unless such expansion meets the requirements of this ordinance.

3.

Notwithstanding Sec. 104 (2) of this ordinance, any manufactured home park existing at the time of the adoption of this ordinance may become subject to the provisions of this ordinance if Expanded. For the purpose of this section, a manufactured home park is "Expanded" only when the total number of units in the manufactured home park increases. A mobile home park is not Expanded when a unit existing therein on August 7, 1995 (the date of the original passage of this ordinance) is replaced with a different unit.

4.

~~When a park is expanded the old park~~ An Expanded manufactured home park may be allowed to come into compliance with this ordinance on a space by space basis. ~~if the ordinance administrator finds that a blanket application of the ordinance works an undue economic hardship to the owner that outweighs the interest of the community in blanket application. If the ordinance administrator so finds, as homes are removed from the old park, before the resultant space is filled, all provisions of the ordinance for the particular space must be satisfied, even if the remaining portions of the old park are still out of compliance.~~ Notwithstanding the foregoing, full compliance must be achieved within five years in the old park after it is expanded.

35.

The issuance of a manufactured home park permit or occupancy permit does not constitute or imply the acceptance, dedication or maintenance of any street or other ground, easement, utility line or other facility by Jackson County.

46.

For the purpose of this ordinance a trailer park is 'expanded' whether by the same or different owner where the new park is owned by a person or entity who is related to or has any interest, whether actual, apparent, implied or constructive, in the old park.