

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50

RESOLUTION # 33-2015

**GENERAL CODE OF ONEIDA COUNTY, WISCONSIN
ORDINANCE AMENDMENT #2-2015**

Ordinance Amendment offered by the Planning and Development Committee

WHEREAS, the Planning & Development Committee, having considered Ordinance Amendment #2-2015, (copy attached) which was filed January 29, 2015, (copy attached) to amend Section 9.52, Mobile Home, Manufactured Home and House Trailer Parks of the Oneida County Zoning and Shoreland Protection Ordinance, and having given notice thereof as provided by law and having held a public hearing thereon February 18, 2015 pursuant to Section 59.69(5), Wisconsin Statutes, and having been informed of the facts pertinent to the changes which are as follows:

WHEREAS, owners of manufactured home parks have stated the maximum square footage requirement if problematic; and

WHEREAS, individuals in manufactured home parks desire attached additions to their principal dwelling; and

WHEREAS, all towns were notified and no comments were received for or against the proposed language; and

WHEREAS, one individual testified at the public hearing in support of the proposed language.

WHEREAS, the Planning and Development committee has carefully studied the proposed changes after listening to comments made at the public hearing and recommends approval.

**NOW, THEREFORE, THE ONEIDA COUNTY BOARD OF SUPERVISORS
DOES ORDAIN AS FOLLOWS:**

Section 1. Any existing ordinances, codes, resolutions, or portions thereof in conflict with this ordinance shall be and hereby are repealed as far as any conflict exists.

Section 2. This ordinance shall take effect the day after passage and publication as required by law.

Section 3. If any claims, provisions or portions of this ordinance are adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this ordinance shall not be affected thereby.

Section 4. Chapter 9 of the General Code of Oneida County, Wisconsin, is amended as follows [additions noted by underline, deletions noted by strikethrough]:

**9.52 MOBILE HOME, MANUFACTURED HOME AND HOUSE TRAILER
PARKS (Amend. #10-2009)**

A. Site and Size

Mobile home, manufactured home and house trailer parks shall comply with the following requirements:

51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96

1. No permit shall be issued for the establishment of such a park unless the park is located on a minimum of 20 acres of land.
2. Individual lot area:
 - a. An individual lot for a single-wide mobile home or manufactured home shall not be less than 8,000 square feet in area in mobile home and manufactured home parks that do not conform to the provisions of sec. 9.52 A(1) and (3), and sec. 9.52 B through I.
 - b. An individual lot for a double-wide mobile home or manufactured home shall not be less than 16,000 square feet in area in mobile home and manufactured home parks that do not conform to the provisions of sec. 9.52 A(1) and (3), and sec. 9.52 B through I.
 - c. An individual lot not less than 8,000 square feet in area shall be required for each mobile home and manufactured home in mobile home and manufactured home parks that conform to the provisions of sec. 9.52 A(1) and (3), and sec. 9.52 B through I.
 - d. A mobile home, manufactured home or house trailer in excess of 32 feet in width shall be prohibited in mobile home, manufactured home or house trailer parks.
 - e. A mobile home, manufactured home or house trailer in excess of fifteen (15) feet in height shall be prohibited in mobile home, manufactured home or house trailer parks. This provision shall exclude community storm shelters in the height calculations.
 - f. The calculation for the minimum square footage required for the individual lot excludes the area necessary for the location of a primary and replacement septic system.
 - ~~g. The total square footage of all structures, including garages, on an individual lot shall not exceed 2,400 square feet.~~
 - ~~h. Enclosed attached additions to mobile homes, manufactured homes and house trailers shall be prohibited.~~
 - h.g. The density of house trailers permitted in a house trailer park shall be the same as the number of recreational vehicles permitted in recreational vehicle parks pursuant to sec. 9.53 A(3) of the ordinance.
3. Subject to the minimum requirements set forth in (2) above, each individual lot shall be at least 60 feet in effective width. Effective width shall mean the average distance between side lot lines measured on a line parallel to the front lot line.

B. Yards and Setbacks

The following minimum setback regulations shall apply:

1. No building, structure, mobile home, manufactured home or house trailer shall be located within 100 feet of the adjacent property lines

97 when the adjacent property is located in Use District #2,
98 Single-Family Residential District, Use District #3, Multi-Family
99 Residential District, Use District #14, Residential and Retail District,
100 or Use District #15, Rural Residential District. For all other use
101 districts, the distance shall be 50 feet.
102 2. No building, structure, mobile home, manufacture home or house
103 trailer shall be closer than 20 feet to any state, County or Township
104 highway or road or arterial street or roadway right-of-way.
105 3. Mobile homes, manufactured homes and house trailers shall be
106 setback a minimum of 15 feet from the traveled portion of any street
107 or roadway within the park.
108 4. No part of any mobile home, manufactured home or house trailer,
109 or any addition or appurtenance thereto, shall be located within 20
110 feet of any other mobile home, manufactured home or house trailer,
111 or any addition or appurtenance thereto, nor within 50 feet of any
112 accessory/service/community building.

113
114 C. Parking

115
116 There shall be at least one off-street parking space available for each
117 lot which shall be located within 100 feet of such lot. However, the
118 total number of parking spaces provided in each park shall be equal to
119 not less than 1.33 times the maximum number of mobile homes,
120 manufactured homes or house trailers that can be located in
121 compliance with this Ordinance.

122
123 D. Landscaping

124
125 Within a 50 foot peripheral setback area along each property line of
126 such a park, designated screen fencing or landscape planting shall be
127 placed so as to be 50% or more opaque between the heights of two
128 feet and eight feet from the average ground elevation when viewed
129 from any point along each property line.

130
131 E. Design and Improvements

132
133 The design and improvements provided in such proposed parks,
134 including street widths and construction of approach streets or ways,
135 shall conform to the requirements of the Oneida County Subdivision
136 Control Ordinance. However, the street widths and construction
137 requirements in the Oneida County Subdivision Control Ordinance
138 shall be applied only to those streets which would be necessary to
139 service a future conventional residential subdivision on such tract of
140 land and need not be applied to secondary mobile home site access
141 streets or ways unless the Planning and Zoning Committee determines

142 certain requirements are necessary for ingress and egress of public
143 emergency or service vehicles.

144

145 F. Common Space

146

147 Each park shall provide at least three acres of common space,
148 exclusive of the required 50 foot peripheral setback area in which
149 common recreational or service facilities can be located. An additional
150 200 square feet of common space shall be provided for each mobile
151 home, manufactured home or house trailer in excess of 160 located
152 within such park. Any such common space shall be reasonably
153 compact in area so as to be usable and shall be located on well
154 drained land which is not subject to periodic flooding or lengthy periods
155 of wet conditions.

156

157 G. Driveways, Parking Spaces, Roads, and Streets

158

159 All driveways, parking spaces, roads and streets shall be graveled or
160 paved with concrete or bituminous material.

161

162 H. Placement Requirement

163

164 1. Manufactured homes, mobile homes or house trailers shall be
165 located at its park site in accordance with the manufacturer's
166 installation instructions, if available, otherwise pursuant to accepted
167 industry standards.

168 2. The space between the structure and the grade or slab shall be
169 covered with materials compatible in design and appearance with
170 the exterior of the structure.

171

172 The County Clerk shall, within seven (7) days after adoption of Ordinance Amendment
173 #2-2015 by the Oneida County Board of Supervisors, cause a certified copy thereof to
174 be transmitted by mail to the Town Clerks of Oneida County and the Wisconsin
175 Department of Natural Resources.

176

177 Approved by the Planning and Development Committee this 4th day of March, 2015.

178

179 Consent Agenda Item: _____YES _____NO

180

181 Vote Required: Majority = _____ 2/3 Majority = _____ 3/4 Majority = _____

182

183 The County Board has the legal authority to adopt: Yes _____ No _____ as
184 reviewed by the Corporation Counsel, _____, Date:

185 _____

186

187

188 Offered and passage moved by: _____

189 Supervisor

190
191
192
193
194
195
196
197
198
199
200
201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217
218
219

Supervisor

Supervisor

Supervisor

Supervisor

_____ Ayes

_____ Nays

_____ Absent

_____ Abstain

_____ Enacted

by the County Board of Supervisors this ____ day of _____, 2015.

_____ Defeated

Mary Bartelt, Clerk

David Hintz, County Board Chair