



**CABINET FOR HEALTH AND FAMILY SERVICES
DEPARTMENT FOR PUBLIC HEALTH**

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GUIDELINES FOR REVIEWING PLANS ON MOBILE HOME COMMUNITIES
(Rev. 03/11/2019)

1. Overall, plat plan showing dimensions of community being developed.
2. The number, location and size of all mobile home lots must be shown on plans.
3. Show location of mobile homes on each space including distances from other mobile homes and setback distances from community streets and public streets and highways.
 - A. Each space shall be a minimum of 4,000 square feet.
 - B. All mobile homes shall be located at least 25 feet from any public street or highway and 10 feet from any other community property boundary line.
 - C. Fifteen feet shall be provided between each mobile home.
 - D. All mobile home shall have a setback distance of 20 feet from the community street
4. All mobile home lots are required to abut upon a community street.
5. Plans must show minimum width of community streets.
 - A. Two way community street width:
 - 18 feet with no parking provided
 - 27 feet for one side parking
 - 36 feet for both side street parking
 - B. One way community street width:
 - 14 feet with no parking
 - 23 feet for one side parking
 - 32 feet for both side street parking

6. Plans must show a detailed drawing of the manufactured or mobile home footer for the placement of the manufactured or mobile home stand within the mobile home lot. Refer to the Guideline for Manufactured and Mobile Home Footer Requirements (Section H- page H-29).
7. Lighting within community - show location of all lights.
 - Minimum of 175 watt mercury vapor type required.
 - Lights required at entrances, street intersections, and at intervals of 200 feet within the community.
8. Water and sewer line layouts within the community must be shown as required by the Division of Plumbing.
9. A site evaluation is required if a septic tank and lateral field are used as the waste disposal system.
10. Detailed drawing of the water supply disposal systems (if other than a public water and municipal sewer) shall be provided.
11. Construction plans on a new or addition to an existing community shall not be reviewed or approved unless accompanied by DFS-317 (Rev, 97), Application of Construction or Alter a Park along with the required fee.
12. Three sets of the plans, along with the Office of Housing, Buildings and Construction Plan Application Form. Four sets of plans need to be submitted if the water source is private or if the community is located in a floodplain.