

## **GREENE COUNTY MANUFACTURED/MOBILE HOME PARK ORDINANCE**

### **RESOLUTION OF THE BOARD OF SUPERVISORS OF GREENE COUNTY MISSISSIPPI, TO UPDATE THE COUNTY'S ORDINANCE AND STANDARDS FOR THE SAFE DEVELOPMENT OF NEW, EXPANDING, AND RECONSTRUCTION FOR MANUFACTURED AND MOBILE HOME (MH) PARKS WITHIN THE COUNTY**

**WHEREAS**, the Board of Supervisors of Greene County, Mississippi, (hereinafter County) believes this ordinance is necessary to promote a climate conducive to the harmonious growth and development of the County, and to the soundness of the economic base of the County; and

**WHEREAS**, the County's Manufactured and Mobile Home (MH) Park Ordinance sets requirements and standards for the safe development of new, expanding, and repairs/reconstruction for manufactured and mobile home parks within the county; and

**WHEREAS**, the County provides for the safety of its citizens by preventing the installation of substandard and/or unsafe manufactured homes to prevent fire hazards, sewage contamination and all adverse impact on the health, safety, and general welfare concerns of the County; and

**WHEREAS**, the County has this statutory authorization to approve this ordinance by the State of Mississippi,

*Miss. Code Ann. Section 17-1-39- Zoning ordinances relating to factory manufactured movable homes authorized*

- (1) For purposes of this section, the term "factory manufactured movable home" is defined as provided in Section 75-49-3, Mississippi Code of 1972.*
- (2) Any municipality or county of this state may adopt and enforce zoning or other land use regulations or ordinances relating to factory manufactured movable homes, including, but not limited to, regulation and ordinances which establish reasonable appearance and dimensional criteria for factory manufactured movable homes, provided that such regulations and ordinances do not have the effect of prohibiting factory manufactured movable homes which otherwise meet applicable building code requirements from being lawfully located in at least some part of the Municipality or County.*

**NOW, THEREFORE, BE IT RESOLVED** that the Greene County Board of Supervisors does hereby adopt this Manufactured and Mobile Home Park Ordinance with all definitions, requirements, and standards as follows

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**Section A: Ordinance Definitions**

1. **Adjacent:** Having a common border such as a space or lot line or street right -of-way.
2. **County:** Greene County, Mississippi acting by and through its Board of Supervisors or duly authorized designee(s).
3. **Hard Surface Roadway:** Hard surfacing may consist of gravel, limestone, slag, crushed stone or concrete, reclaimed crushed asphalt or similar materials which provide a well compacted, all-weather access to the roads serving the Mobile Home Park.
4. **Manufactured/Mobile Home:** A detached single family residential dwelling unit designed for transportation before or after complete assembly or fabrication on streets or highways on its own wheels or on a flatbed or other trailer, and arriving at the site where it is to be occupied as a dwelling complete and ready for occupancy except for minor and incidental unpacking and assembly operations, location of jacks or other temporary or permanent foundations, connection to utilities includes the plumbing, heating, air-conditioning, and electrical systems contained therein.
5. **Manufactured/Mobile Home Lot:** A plot of land within a manufactured/mobile home park designed for the accommodation of a single manufactured home in accordance with the requirements set forth in this Ordinance.
6. **Manufactured/Mobile Home (MH) Park:** Any lot or part thereof, or any parcel of land under common ownership, regardless of the number of separate tracts, upon where three (3) or more manufactured/mobile homes will be used for the purpose of renting a space for human habitation purposes (whether the manufactured/mobile homes are owned by the Operator of the manufactured/mobile home park or owned by individual occupants) is defined as a manufactured/mobile home park. For example, more than two (2) manufactured/mobile homes on land under common ownership for the purpose of renting a manufactured/mobile home or space where the placement of a third manufactured/mobile home is located under common ownership is defined as a manufactured/mobile home park.
7. **Operator:** The person who owns or is responsible for the operation of a manufactured/mobile home park.
8. **Person:** Any individual, firm, corporation, association, partnership, or limited liability company.

9. **Pre-Existing Mobile Home Parks:** A manufactured/mobile home park, as defined by this Ordinance that was in operation and occupied at the time of the effective date of this Ordinance.

## **Section B: Manufactured/Mobile Home Park – Regulations and Requirements**

All new manufactured/mobile home parks (MH Park) or additions to existing MH Parks shall meet the rules and regulations for the current Mississippi Uniform Standards Code for Factory Built Homes, International Residential Code for Manufactured Housing, Mississippi State Fire Marshall – Factory Built Home Division; in addition, to the following Greene County MH Park requirements for minimum standards of design, construction, and layout plans including;

1. The minimum size of a MH Park shall be two (2) acres and shall contain at least three (3) manufactured/mobile home lots for occupancy. The maximum number of lots located in a MH Park shall not exceed thirty (30) lots.
2. The MH Park density shall not exceed six (6) mobile homes per acre and every mobile home lot shall contain at least 5,000 square feet of area and a width of not less than 50 feet. No MH, structure, addition, or appurtenance thereto shall be located less than ten (10) feet from the nearest adjacent lot boundary.
3. Each MH lot shall abut a hard surface (MH Section A3) driveway and roadway. A street plan must be approved prior to construction by the County Engineer.
4. Space between mobile home units may be used for parking of motor vehicles if the space is clearly designated at least five (5) feet from the nearest adjacent lot boundary.
5. Manufactured/mobile home parks having ten (10) or more lots must provide an overhead street or night light operating at night. One street light must be provided for each (10) lots, or portion thereof within the mobile home park.
6. Each manufactured/mobile home lot, must meet State Code as prescribed by the State Fire Marshall's Office for vegetative cover, surrounding grade, adequate surface drainage, and adequate anchoring.
7. Individual connection shall be provided at each mobile home lot for water, sewage, electricity, telephone, gas, and other services as necessary or required. Electrical facilities provided to each lot must meet the National Electrical Code Requirements.
8. A “preliminary subdivision plat” is required for a MH Park. This plat must be reviewed by the County Engineer, approved by the Board, and recorded in the Chancery Clerk’s Office.

9. The Operator will ensure that all manufactured/mobile home park roads will allow for unencumbered access for emergency and safety vehicles to enter and service emergency and safety needs of the residents of the park. All dead-end roads or streets shall be provided with a Cul-de-sac.
10. The Operator is responsible for obtaining a 911 address from the Greene County E-911 Addressing Office.
11. The Operator shall be required to install manufactured/mobile home space numbers. These numbers shall be displayed either on the manufactured/mobile home or on a post placed within the manufactured/mobile home lot.
12. The Operator shall be required to install a manufactured/mobile home park sign at all entrances which identifies the name of the park and lists a telephone number at which the Operator may be contacted. The sign must be visible from the road adjacent to the manufactured/mobile home park.
13. Each MH shall have skirting around the perimeter in compliance with State Requirements. MH roofs shall have a minimum pitch that meets State requirements.
14. No manufactured/mobile home manufactured prior to June 14, 1976 shall be placed in a manufactured/mobile home park after the date of this Ordinance.
15. Regularly scheduled household garbage, trash and refuse pickup service shall be provided by the owner/operator at each MH Park. The Operator must use a licensed dumpster service provider. The dumpster must be placed near the back/rear of the property. All applicable state health regulations on household waste shall apply.
16. Manufactured/mobile home parks shall not be located in areas that are susceptible to regular flooding as noted on FEMA Insurance Rate Maps (FIRM). Existing manufactured/mobile home parks located in flood hazard areas shall not be allowed to add additional spaces or manufactured/mobile homes.
17. A manufactured/mobile home park shall not be located within a three (3) mile radius of a current MH Park.

## **SECTION C: COMPLIANCE**

These compliance regulations shall govern the establishment of every new Manufactured/Mobile Home Park (MH Park) and alteration/expansion of existing MH Parks lying within the jurisdiction of Greene County.

1. Manufactured/mobile home parks existing at the time of adoption of this Ordinance shall not be enlarged, extended, reconstructed, or structurally altered except in compliance with the provisions of this Ordinance.

2. Types of non-compliance land use include but are not limited to:
  - a. Insufficient lot areas defined in Section B-1.
  - b. Excessive density defined in Section B-2.
  - c. Insufficient parking defined in Section B-4.
  - d. Insufficient safety measures defined in Section B 4-5, 9-15.
  - e. Insufficient system of utilities defined in Section B-6 and B-7
  - f. Insufficient street system defined in Section B-3, 7-8
  - g. Any other violation of this Ordinance.
3. An existing MH Park that is destroyed by more than 50 percent of its fair market value must meet all requirements of this Ordinance in order to rebuild or reconstruct. Value will be based on the MH Park's fair market value immediately prior to the damage.
4. A MH Park that is damaged 50 percent less of fair market value may repair and /or rebuild the park's use, provided that repairs are complete with twelve (12) months of the damage date and provided the use is no greater in size or land density. Value will be based on the MH Park's fair market value immediately prior to the damage.
5. If an existing and/or occupied MH Park discontinues for a period of twelve (12) months or more (i.e., disconnected utilities) the MH Park must comply with the requirements of this Ordinance to be reestablished and considered in compliance.

#### **Section D: Enforcement**

1. Greene County's Emergency Management Office (EMO) shall take actions authorized by State statute and the Board of Supervisor to ensure compliance with or to prevent violation of the provisions of this Ordinance.
2. If the EMO finds that any of the provisions of this Ordinance are being violated, it shall notify the Operator and the Board of Supervisors of the violation in writing, specifying the nature of the violation and what corrective actions must be taken. The Operator shall take the corrective actions with thirty (30) days of receipt of notice.
3. An annual inspection of all manufactured/mobile home parks shall be conducted by the EMO to ensure that all provisions of this Ordinance are being met. The Operator shall be advised, in writing, of any deficiencies. The Operator shall take the corrective actions within thirty (30) days of receipt of notice.

#### **Section E: General Penalty**

1. Whenever in this Ordinance any act is prohibited or is made or declared to be unlawful or in violation of this Ordinance, the violation of any such provisions of this

Ordinance shall be punished by a fine not exceeding \$100 dollars, or by imprisonment in the County Jail not to exceed thirty (30) days or both. Every day any violation of this Ordinance shall continue shall constitute a separate offense.

2. The County shall have the right to recover all costs associated with the Administration of this Ordinance and may seek injunctive relief in a court of competent jurisdiction to enforce this Ordinance.

This **GREENE COUNTY MANUFACTURED/MOBILE HOME PARK ORDINANCE** shall take effect and be in full force on \_\_\_\_\_, \_\_\_\_\_, 2026.

The above and foregoing ordinance after being fully discussed and committed in writing was introduced by Supervisor \_\_\_\_\_, second by Supervisor \_\_\_\_\_ and adopted by the following vote, to wit:

_____	District One	Voted: _____
_____	District Two	Voted: _____
_____	District Three	Voted: _____
_____	District Four	Voted: _____
_____	District Five	Voted: _____

The above and foregoing Ordinance have been submitted to and approved by the President, this the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

PRESIDENT OF THE GREENE COUNTY  
BOARD OF SUPERVISORS

ATTEST:

CHANCERY CLERK

(seal)