
Mobile/Manufactured Home Standards (MS) Continued

- F. These standards shall apply to legal, nonconforming parks when replacing a unit.
- G. Legal, nonconforming mobile and manufactured parks may replace existing units within the facility. However, they may not increase the number of units without first bringing the facility into compliance with existing standards.

Recreational Vehicle Park Standards (RV)

6.21 Recreational Vehicle Park Standards (RV)

RV-01: This Recreational Vehicle Park Standards section applies to the following districts:



- A. Recreational vehicle parks shall have direct access to a public road and shall include sufficient entrances and exits to facilitate the safe movement of recreational vehicles in and out of the park.
- B. All recreational vehicle parks shall designate specific locations for recreational vehicles through signage or the provision of waste disposal and fresh water hook-ups.
 - a. The density of the park area shall not exceed more than 15 recreational vehicles per acre.
 - b. The minimum area of a recreational vehicle park shall not be less than 5 acres.
 - c. Recreational vehicles shall be separated from each other and all other park buildings by a minimum of 10 feet.
 - d. All recreational vehicles must be setback a minimum of 50 feet from the right-of-way of all adjacent public roads.
- C. Recreational vehicle parks shall permit only the seasonal placement and habitation of recreational vehicles. No recreational vehicle shall remain in a park for more than 8 months in any 12 month time period.

End of Section

Public Improvement Standards (PI)

6.22 Public Improvement Standards (PI)

PI-01: This Public Improvement Standards section applies to the following districts:



- A. **General Requirements:** Developments are permitted only if the public streets, drainage facilities, and utilities are adequate to serve the proposed development.
 - a. The Madison County Plan Commission, based on the recommendations of the County Engineer, County Surveyor, and Planning Director, shall make determinations as to needed street, utility, and drainage improvements.
 - b. All public improvements must be constructed to comply with all applicable standards included in this Ordinance, the Madison County Subdivision Control Ordinance, and any other adopted construction standards of Madison County.
- B. **Sidewalks:** All developments shall be required to install public sidewalks along any public streets within and adjacent to the development.
 - a. All sidewalks shall be constructed in the right-of-way or in a sidewalk easement adjacent to the right-of-way.
 - b. Sidewalks shall be separated from the back of curb of the adjacent road by a planting strip which is a minimum of 10 feet in width along arterial and collector roads and 6 feet in width along local roads. Generally, the back of the sidewalk shall not be located less than 1 foot inside of the right-of-way line for the adjacent road.
 - c. Sidewalks shall be a minimum of 5 feet in width in residential areas and 8 feet width in non-residential and mixed use areas, and constructed of concrete consistent with all applicable Madison County construction standards.
- C. **Internal Pedestrian Ways:** All developments shall be required to install designated walks or paths providing for pedestrian and bicycle movement between public sidewalks and the structures on the site.
 - a. These designated sidewalks shall be a minimum of 5 feet in width and include an improved surface of concrete.
 - b. Designated walks shall be separated by grade or distance from entrance drives and internal traffic aisles and drives.
- D. **Street Dedications:** All developments shall be required to dedicate right-of-way consistent with the classifications of the Madison County Thoroughfare Plan for all existing and proposed roads transecting or adjacent to the property being developed.
- E. **Street Construction:** The owners of new development shall install the portion of new roads proposed by the adopted Thoroughfare Plan transecting or adjacent to a property being developed if either of the following conditions are present:
 - a. The development has direct access to the road proposed by the Thoroughfare Plan; or
 - b. The road proposed by the Thoroughfare Plan will provide previously unavailable access to other properties controlled by the owner of the new development.
- F. **Street Trees:** All developments shall be required to provide street trees within the right-of-way.
 - a. One street tree shall be planted for every 40 feet of road frontage.
 - b. All street trees shall be a minimum of 2-1/2 inch calliper as measured consistent with the American Nursery Standards Institute (ANSI) at the time of planting and shall be of a species