

**DIVISION V - MOBILE HOME PARKS, TRAVEL TRAILER PARKS AND  
MOBILE HOMES NOT IN MOBILE HOME PARKS OR TRAVEL TRAILER  
PARKS**

Section 22.5 Mobile Home Parks and Mobile Home Subdivisions<sup>161</sup>

A mobile home park is a residential development with identifiable spaces specifically designed to be rented for the accommodation of mobile homes. A mobile home subdivision is a residential development where separate tracts of land, specifically designed to accommodate mobile homes, are intended to be sold to mobile home owners.

It is the intention of the County that mobile home parks and mobile home subdivisions, when permitted, shall be developed to a high standard, providing a healthy and pleasant living environment. Applications for a zoning permit for a mobile home park or mobile home subdivision shall be subject to approval by the Planning Commission. Site plans submitted for approval shall meet the design criteria outlined in this section. An enlargement of an existing mobile home park shall require a zoning permit as if it were a new establishment. All development under this Article shall meet the requirements of the Washington County Forest Conservation Ordinance and Manual.

Section 22.51 Design Standards

- (a) Size of Mobile Home Park: A tract proposed for development as a mobile home park shall have a minimum area of three acres and a minimum width of 200 feet. In a case where the mobile home park is removed from the public highway, an access road with a minimum right-of-way of 40 feet shall be provided.
- (b) Design of Mobile Home Park Spaces: In a mobile home park, a separate space shall be provided for each mobile home and shall include a patio area and connections for public or community water supply and sewerage disposal and electric service. Mobile home spaces in different sections of the mobile home park may vary in size, but no space shall be less than 4,400 square feet in area and there shall not be more than 8 mobile home spaces per net acre. Mobile homes may be placed in their mobile home park spaces at the discretion of the developer, provided, no part of a mobile home, including expansion units, shall be closer than 8 feet to the front edge of the space provided or closer than 5 feet from the other perimeters of its space. In no case may mobile homes be located closer than 20 feet apart. Each space shall be permanently marked by a number.
- (c) Design of Mobile Home Subdivision Lots: In a mobile home subdivision as defined in Article 28A, a separate lot shall be provided for each mobile home. Provisions shall be made for electricity and for public or community water and sewerage disposal systems. Mobile home lots may vary in size; but no lot shall be less than 4,400 square feet in area and there shall not be

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Revision 6, Section 22.5 amended 2/9/93 (RZ-92-16)

more than 8 mobile home lots per net acre. No part of a mobile home, including expansion units, shall be closer than 8 feet to the front edge of the lot boundary, 5 feet from its other lot perimeters, or closer than 20 feet to an adjacent mobile home. Each lot shall be permanently marked by a number.

A mobile home subdivision shall meet the design and procedural requirements outlined in the Washington County Subdivision Ordinance and the regulations of the Maryland Department of Health and Mental Hygiene.

- (d) **Driveways and Parking:** Private streets shall provide access to each mobile home space. One parking space shall be provided as part of each mobile home space and one additional space shall be provided for each four spaces to provide for two-car families and guests, except where the right-of-way will have curbs and sidewalks and is a minimum width of 40 feet. The Commission may waive the requirement of location of mobile home spaces abutting on a driveway if a paved parking lot is provided for such mobile home park and adequate walkways are provided to mobile homes.
- (e) **Open Space and Recreation Areas:** The land remaining after allocation of area for mobile home spaces and access streets shall be developed as landscaped open spaces and recreation areas.
- (f) **Accessory Uses:** As part of a zoning permit, the Commission may allow convenience commercial establishments, including convenience food stores, laundry and dry cleaning establishments, beauty and barber shops, and similar trades and services. These establishments and their related parking spaces shall not occupy more than 10 percent of the mobile home park or subdivision area, and this area shall not be included in calculations of residential density. They shall be subordinate to the residential use and character of the park, and shall present no visible evidence of their commercial character from any area outside the park.
- (g) **Travel Trailers:** If travel trailers are allowed in the mobile home park, they shall be located in a separate section which is designed for and has the facilities for travel trailers, as outlined in Section 22.52. The Commission in allowing a mobile home park may prohibit travel trailers.
- (h) **Screening and Setbacks:** No mobile home in a mobile home park shall be located closer than 50 feet to the property line of the park.

## Section 22.52 Travel Trailer Parks<sup>162 163</sup>

Temporary and/or permanent travel trailer parks are principal permitted uses in a RB Districts. Travel trailer parks are intended to provide not more than thirty (30) day accommodations for the type of travel vehicles which are becoming increasingly popular for travel and vacation use, including the travel trailer, the pick-up coach, the motor-home and the camping trailer. Travel trailer parks shall meet the following design requirements:

- (a) **Density and Design:** A travel trailer park must be at least two acres in size. Each space shall be at least 1,000 square feet in area. Trailers shall be separated from each other and from other structures by at least fifteen feet. Accessory structures such as awnings and carports shall, for purposes of this separation requirement, be considered to be a part of the trailer. No more than 25 spaces per acre shall be allowed. The remaining area shall be reserved for recreation and open space use. No building or trailer shall be located closer than 25 feet to the tract boundary.
- (b) **Service Facilities:** A central service building containing the necessary toilet and washing facilities shall be provided in each travel trailer park. The number and arrangement of these facilities shall be approved by the Washington County Health Department. Accessory stores and services may be permitted as in a mobile home park, provided these services are intended and arranged only for use of the travel park residents.
- (c) **Parking and Access:** Off-street parking, consisting of one space per trailer space, shall be provided except where the right-of-way will have curbs and sidewalks and is a minimum width of 40 feet. Additional spaces for visitors shall also be provided. All trailer spaces shall have access to a public road by way of an interior service drive.
- (d) **Review Procedure:** When submitting the application for a zoning permit, the applicant shall include a plan, drawn at a scale of 1"=100 feet showing the arrangement of travel trailer sites and connecting driveways. The site plan shall be approved by the Planning Commission as part of a zoning permit. The applicant shall also present a written statement, with accompanying plans, describing how water and sewerage disposal service are to be provided. These arrangements shall be approved by the Washington County Health Department before a zoning permit is approved.

## Section 22.53 Travel Trailers

Camping or recreational travel trailers and recreational travel vehicles as defined in Article 28A are allowed as an accessory use in any district, provided they are parked or stored in a garage or accessory building or in the rear yard, side yard, or driveway of the lot occupied by the owner, in which case it shall be no closer than four (4) feet to the rear and side lot lines and no closer than ten (10) feet to the front lot line or to the road

<sup>162</sup> Revision 15, Section 22.52 amended 9/19/06 (RZ-06-007/ORD-06-09)

<sup>163</sup> Revision 18, Section 22.52 amended 10-11-16 (RZ-13-003/ORD-2016-18)

edge, street, street curb, or sidewalk, whichever is closest to the parked or stored vehicle. No recreational travel vehicle shall be used for living purposes except in bona fide recreational camping areas. Mobile homes as defined in Article 28A are specifically excluded from the provision of this section.

Section 22.54 Mobile Homes<sup>164 165 166</sup>

- (a) All mobile homes shall have a minimum of five hundred (500) square feet of floor space.
- (b) Mobile homes shall be permitted in the A(R), EC, and P districts and shall be prohibited in all other districts except as specifically allowed under the provisions of this Ordinance.
- (c) Replacement:
  - (1) A mobile home may replace another mobile home in any district provided such replacement is done no later than thirty (30) days from the removal date of the replaced mobile home, the provisions of Section 4.3(d) notwithstanding.
  - (2) Except in the A(R), EC, and P Districts, the replacing mobile home must be set on the same site as the replaced mobile home with the latter being removed from the property no later than thirty (30) days from the zoning permit issuance date.
- (d) In no district shall a mobile home be parked, stored, or utilized as an accessory use; however, in the A(R), EC, and P Districts, one mobile home may be parked or stored on the same lot with a principal permitted use for a period not to exceed thirty (30) days, provided that no living quarters shall be maintained in the mobile home nor any business conducted therewith, and further provided that a zoning permit shall be required for the parking or storage.
- (e) All mobile homes shall be placed on a solid masonry support and shall have skirting sufficient to hide the undercarriage from view. Such skirting shall be completely installed no later than ninety (90) days from the date the zoning permit is issued.
- (f) All provisions of this Section shall be subject to the requirements of Sections 4.1, 4.2 and 22.4.

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<sup>164</sup> Revision 2, Section 22.54(b) amended 10/17/89 (RZ-422)

<sup>165</sup> Revision 15, Section 22.54 (b)(c)&(d) amended 9/19/06 (RZ-06-007/ORD-06-09)

<sup>166</sup> Revision 18, Section 22.54 (b)(c) & (d) amended 10/11/16 (RZ-13-003/ORD-2016-18)

## ARTICLE 28A - DEFINITIONS

### Section 28A.0 Purpose

For the purpose of this Ordinance, certain terms or words used herein shall be interpreted as follows:

#### **Mixed Use Building:**

A structure or building that is occupied by two or more uses as defined in the Table of Land Uses. Each portion of the building shall be individually classified as to use and must meet the site requirements for each defined use.

#### **Mobile Home:**

A detached structure with the following characteristics:

It is designed for long-term occupancy and containing sleeping accommodations, a flush toilet, a tub or shower bath, and kitchen facilities with plumbing and electrical connections provided for attachment to outside systems, and;

It is designed for transportation after fabrication on streets or highways on its own wheels, or on flatbeds or other trailers, or detachable wheels, and;

It arrives at the site where it is to be occupied complete and ready for occupancy except for minor and incidental unpacking and assembly operations, location on jacks or other temporary or permanent foundations, connections to utilities and the like.

A travel trailer is not a mobile home. See "Travel Trailer."

#### **Mobile Home Park:**

A lot or tract of land used or intended to accommodate mobile homes for residential purposes with adequate public or community water and sewerage service meeting Health Department standards. A mobile home park does not include mobile home sales lots, on which unoccupied mobile homes are parked for inspection and sale.

#### **Mobile Home Subdivision:**

A residential development where separate tracts of land, specifically designed to accommodate mobile homes, are intended to be sold to mobile home owners with adequate public or community water and sewerage service meeting Health Department standards.

#### **Model Home:**

A dwelling constructed within a subdivision for the purpose of displaying various attributes and amenities of home construction and on a temporary basis. These dwellings may contain temporary sales areas for the purposes of marketing dwellings within the development that will be removed upon completion of the development.

### **Tourism Entertainment Facility:**

A facility for the traveling public designed to their amusement. This would include such things as: amusement parks and water parks. Interpretive centers involved with education and teaching would not fall into this category.

### **Trade and Technical Institutions:**

An educational facility established for the training of students in specific job skills. For example: electronic repair, the operation of machinery and cosmetology. Such facility may not exceed thirty (30) acres where permitted by special exception.

### **Transitional or Sheltered Care Facility:**

A facility, including half-way houses, providing 24 hr/day care of persons with special needs, which provides food and shelter, and may also provide some combination of personal care, transportation, physical, social, or psychological therapy and counseling to assist persons in overcoming physical or emotional problems.

### **Travel Trailer:<sup>256</sup>**

#### **Travel Trailer Park:**

A plot of ground designed for and having the required facilities for servicing travel trailers and similar vehicles and campers.

#### **Truck Stop:**

A structure or land used or intended to be used primarily for the sale of fuel for trucks and, usually long-term truck parking, incidental service or repair of trucks, overnight accommodations, or restaurant facilities open to serve the general public; or a group of facilities consisting of such a use and attendant eating, repair, sleeping or truck parking facilities. As used in this definition, the term "trucks" does not include any vehicle whose maximum gross weight is 10,000 pounds or less, as rated by the State Motor Vehicle Administration.

#### **Truck Terminal:**

A structure or land used or intended to be used primarily: (a) to accommodate the transfer of goods or chattels from trucks or truck-trailers to other trucks or truck-trailers or to vehicles or storage containers of other types, such as land-sea containers, in order to facilitate the transportation of such goods or chattels; or (b) for parking or storage of trucks, truck trailers, trailers, or in-transit mobile storage containers, such as land-sea containers.

A truck terminal may include loading and unloading platforms, warehouse facilities for temporary storage of goods in transit, reservoir parking for trucks and truck-trailers waiting to be loaded or unloaded and related business offices.

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Revision 16, definition deleted 12/1/09, eff. 2/1/2010 (RZ-09-003/ORD-09-10)

Other uses such as truck fueling and repair facilities may be permitted as accessory uses provided that said services are utilized only by those companies with certification to operate from the truck terminal. As used in this definition, the terms “trucks” and “truck trailers” do not include any vehicle whose maximum gross weight is 10,000 pounds or less, as rated by the State Motor Vehicle Administration.

**Use:**

Any purpose for which a building or structure or a tract of land may be designed, arranged, intended, maintained, or occupied, or any activity, occupation, business, or operation carried on, or intended to be carried on, in a building or other structure or on a tract of land. The term "permitted use" or its equivalent shall not be deemed to include any nonconforming use.

**Variance:**

A variance is a relaxation of the terms of the Zoning Ordinance for distance or dimensional requirements.

**Vehicles:**<sup>257</sup>

1. **Motor Vehicles:** A self-propelled automotive vehicle, usually with four wheels and two axels, designed and used for passenger transportation whose maximum gross weight is 10,000 pounds or less as rated by the State Motor Vehicle Administration. This definition may include cars, station wagons, motorcycles, SUV's, passenger vans, limousines, and trucks (not to include tractor trailer trucks/vehicles).
2. **Tractor Trailer Vehicles:** A truck with short chassis (that has no body) that is usually used in combination with a trailer for the highway hauling of freight. Includes truck and trailer separate or in combination.
3. **Commercial/Heavy Equipment Vehicles:** Vehicles generally involved in construction or deconstruction activities that may or may not be rated to for travel on public roads. Examples of heavy machinery may include dump trucks, cement trucks grading equipment such as bulldozers and backhoes, cranes, lifts, etc., and their associated transportation trailers, but not to include “tandem trucks”. “Tandem trucks” shall be considered the same as tractor trailer vehicles.
4. **Agricultural Vehicles:** Vehicles associated with routine agricultural, horticultural, or livestock raising operations including cultivation of land, harvesting of crops/products, trailers for livestock transportation, and general hauling and pulling activities.
5. **Recreational/Off-road Vehicles:** Vehicles generally used primarily for recreational purposes and are not permitted for use on public roads as defined in Maryland State law. These types of vehicles include but are not limited to: boats, snowmobiles, 3 and

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Revision 16, definition added 12/1/09, eff. 2/1/2010 (RZ-09-003/ORD-09-10)

4-wheel ATV's, scooters, mopeds, motocross dirtbikes, and their association transportation trailers.

6. **Recreational Travel Vehicle:** As used in this Zoning Ordinance, a recreational travel vehicle is a transportation structure, self-propelled or capable of being towed by a passenger car, station wagon, or small pick-up truck, of such size and weight as not to require any special highway movement permits, and primarily designed or constructed to provide temporary, movable living quarters for recreational, or camping, or travel use, or to carry such equipment but not for profit nor commercial use. Included as recreational vehicles, but not to the exclusion of any other types not mentioned in this Section, are: trailers, travel trailers, trailer coaches, camping trailers, motor homes, pick-up (slide-in) campers, chassis mounts, converted vans, chopped vans, mini-motor homes, 5th wheel trailers of recreational vehicle construction, design and intent (as opposed to commercial 5th wheel trailers); and truck caps.

A. Trailers, travel trailers, trailer coaches and 5th wheel trailers are defined as recreational vehicles constructed with integral wheels to make them mobile and intended to be towed by passenger cars, station wagons and/or light pick-up or panel trucks and similar motor vehicles but not including truck tractors of any type.

B. A camping trailer is a type of trailer or trailer coach, the walls of which are so constructed as to be collapsible and made out of either canvas or similar cloth, or some form of rigid material such as fiberglass or plastic or metal. The walls are the collapsed while the recreational vehicle is being towed, and are raised or unfolded when vehicle becomes temporary living quarters and is not being moved.

C. Pick-up (slide-in) campers and truck caps are recreational structures designed to be mounted temporarily or permanently in the beds of light trucks with the trucks having either single or double rear wheels and with or without an assisting, extra tag axle and wheels mounted either on the camper chassis or the truck chassis behind the truck's rear wheels. These campers can be readily demounted from the truck beds.

1. When removed from their respective truck beds, pick-up (slide-in) campers and truck caps are called unmounted campers.

D. Chassis mounts, motor homes and mini-motor homes are recreational structures constructed