



Mobile Home Park Checklist

Park Name _____
Developer _____ **Phone** _____
_____ **Fax** _____
Developer address _____
Tax Map # _____

Site Layout

- ___ A mobile home park shall be not less than three (3) acres
- ___ A mobile home park shall not have less than two hundred (200') feet of frontage on a public road.
- ___ The park shall be serve by DHEC approved water, sewer and stormwater drainage
- ___ To the extent feasible, existing trees and other natural site features shall be preserved in the development of the mobile home park.
- ___ Not less than ten (10%) percent of the park site shall be set aside and developed for common open space and recreational usage.
- ___ Homeowners association or other group maintenance agreement must be submitted to and approved by the Darlington County Planning Commission.

Lot requirements

- ___ There shall be at least fifty (50') feet between each mobile home.
- ___ There shall be at least two designated parking spaces for each mobile home unit.
- ___ There shall be no more than two mobile home units per acre if served by private well and septic. If the county provides water and sewer, four (4) mobile home units per acre may be allowed.
- ___ All mobile home units shall be located at least thirty-five (35') feet from any street right-of-way or drive providing common circulation.

Roads

- ___ All roads servicing the mobile home park must be named by E-911.
- ___ All dead ends shall have a cul-de-sac with at least a 50-foot radius.
- ___ There shall be a turnaround every five hundred (500') feet.
- ___ All mobile home units shall abut upon an interior all weather roadway of crushed stone asphalt, cochina, concrete slag or other all weather material.
- ___ All roads shall be not less than twenty (20') feet in width and shall have

MOBILE HOME PARK CHECKLIST

Park Name _____

unobstructed access to a public street.

___ All on-site roadway intersections shall be provided with streetlights and proper signage.

___ No mobile home unit shall have direct access to a public street, but shall instead have an internal street system.

___ A mobile home park shall be limited to no more than two (2) entrances off a public roadway, provided the entrances meet SCDOT or the county’s spacing and size requirements.

Mobile home set-up

___ All mobile homes shall be installed in accordance the installation requirements of Section 189-425.39 of the South Carolina manufactured Housing Board Regulations.

___ All mobile home units shall have skirting or a curtain wall.

___ All mobile home units shall have installed or constructed and attached firmly to the home and anchored securely to the ground, permanent landing steps at each exterior doorway, in accordance with applicable building codes.

___ All mobile home unit spaces shall have permanent space numbers and shall be so located so as to be visible from the street or roadway. Signs identifying space locations shall be erected at each street or roadway intersection.

General requirements

___ Meet with planning staff to review Article 13 Ordinance requirements.

___ DHEC septic tank evaluation and approval or DCWSA gravity sewer tap agreement

___ DHEC stormwater permit

___ SCDOT or County encroachment permit

___ 911 office assigns appropriate road names and addresses

___ Fire District Review

___ Water Plan (DCWSA public or DHEC community well)

Special Conditions

