

developer shall present an acceptable series of covenants running with the land, which covenants provide for joint ownership, control, and support of land areas and facilities owned in common.

16.404—PROHIBITED RENTAL PRACTICES

IT SHALL BE A MISDEMEANOR FOR ANY LICENSEE TO REQUIRE THE PURCHASE OF ANY UNIT FROM ANY DEALER, DISTRIBUTOR, OR MANUFACTURER AS A CONDITION PRECEDENT TO THE AVAILABILITY OR RETENTION OF ANY SITE IN A MOBILE HOME PARK. ANY PERSON CONVICTED OF A VIOLATION OF THIS SECTION SHALL BE FINED UP TO ONE HUNDRED DOLLARS (\$100.00) OR IMPRISONED FOR THIRTY (30) DAYS OR BOTH FINED AND IMPRISONED.

16.405—Mobile Home Park Plan

The Mobile Home Park Plan shall conform to the following requirements:

(a) The park shall be located on a well-drained site, properly graded to insure proper drainage and free from stagnant pools of water, which grading and drainage shall meet all provisions of the storm drainage and soil conservation requirements adopted by Howard County.

(b) The Mobile Home Park shall be a minimum of ten (10) acres of land properly zoned for mobile home use. NO MORE THAN EIGHT (8) MOBILE HOME SITES PER GROSS ACRE SHALL BE PERMITTED, CONVENIENCE ESTABLISHMENTS OF A COMMERCIAL NATURE, NOT INCLUDING GASOLINE SERVICE STATIONS, BUT INCLUDING STORES COIN-OPERATED LAUNDRIES AND DRY CLEANERS, BEAUTY AND BARBER SHOPS, MAY BE PERMITTED IN MOBILE HOME PARKS SUBJECT TO THE FOLLOWING RESTRICTIONS: SUCH ESTABLISHMENTS AND THE PARKING AREAS PRIMARILY RELATED TO THEIR OPERATIONS SHALL NOT OCCUPY UP TO FIVE (5) PERCENT OF THE AREA OF THE PARK, BUT IN ANY CASE NOT MORE THAN 2½ ACRES AND, SHALL BE SUBORDINATE TO THE RESIDENTIAL USE AND CHARACTER OF THE PARK, SHALL BE LOCATED, DESIGNED, AND INTENDED TO SERVE FREQUENT TRADE OR SERVICE NEEDS OF THE RESIDENTS OF THE PARK, AND SHALL PRESENT NO VISIBLE EVIDENCE OF THEIR COMMERCIAL CHARACTER FROM ANY PORTION OF ANY RESIDENTIAL DISTRICT OUTSIDE THE PARK.

(c) Each park shall provide mobile home sites and each site shall be clearly defined or delineated by appropriate ground markers. Each site shall have an area of not less than ~~3600~~ 4000 square feet with an average width of not less than 45 feet, and the unit shall not occupy in excess of thirty (30) percent of the area of the site, provided, however, that Mobile Home Parks which, at the time of the adoption of this subtitle, existed lawfully with mobile home sites that do not comply with any of the foregoing minimum average area in width or minimum average area and average width requirements may continue to operate may be excused from such compliance as provided in Section 16.401. Not less than ~~eight (8)~~ THIRTEEN (13) percent of the gross area of the Mobile Home Park shall be DESIGNATED AS OPEN SPACE AND DEVOTED ~~diverted~~ to ACTIVE AND PASSIVE recreational ~~facilities~~ USES, including space for adult recreation and child play areas, such as swimming pools, tennis