

3. Open Space, Parks, Playgrounds, and Facilities

- a. At least ten (10) percent or more of the area in the mobile home park shall be designated for common open space, parks, and similar recreational facilities. The land covered by vehicular roads, off-street parking, yard areas around the dwellings, the common storage facility, and service buildings shall not be included in the area used to meet the open space requirement.
- b. As assurance that the designated area will remain in open space, the owners shall execute an open space agreement with the county in which the owner agrees for himself and his successors and assigns to refrain from placing mobile homes, structures, or roads on the designated open space areas throughout the life of the development, and will maintain these open areas in good order.
- c. The open space shall be as centrally located as is feasible, and the area shall be suitable for either active or passive recreational use.
- d. All flood plain areas and floodways, if any, shall be identified and preserved as open space.
- e. Construction of all common areas and facilities shall be provided by the developers and shall be maintained by the mobile home park owner as provided in the agreement.
- f. In a mobile home park constructed for fifty or more units, a commercial convenience establishment containing not more than fifteen square feet per dwelling unit may be permitted if approved by the County Commission.