

## **ARTICLE B. MOBILE HOME PARKS**

### **10-10B-1: SCOPE:**

Mobile home parks shall be permitted only in the zones in which mobile home parks are specifically permitted. All such uses shall be subject to the restrictions and conditions contained within the zone requirements and also as hereinafter set forth. (Ord. 6-18-81A, 6-18-1981)

### **10-10B-2: APPROVAL OF PLANS AND DOCUMENTS NECESSARY:**

Any person wishing to construct a mobile home park shall obtain from the planning and zoning administrator information pertaining to the city's plan of land use, streets, public facilities and other requirements affecting the land within the development. Before a permit can be issued for any construction connected with a mobile home park, the preliminary plan, required documents pertaining to the development and the final plan shall have been approved as hereinafter set forth. (Ord. 6-18-81A, 6-18-1981)

### **10-10B-3: PRELIMINARY PLANS AND DOCUMENTS:**

The preliminary plans and documents shall be prepared and submitted as follows:

Three (3) copies of the preliminary plan must be submitted to the planning and zoning administrator at least two (2) weeks prior to the meeting of the planning commission at which the plan will be considered. The preliminary plan shall be drawn to a scale not smaller than one inch equals one hundred feet (1" = 100'), or as recommended by the planning and zoning administrator and shall show the following information:

- A. Topography represented by contours shown at no greater intervals than two feet (2') when required by the planning commission.
- B. The proposed street and mobile home space layout.
- C. Proposed reservations for parks, playgrounds and open spaces.

- D. Size and character of recreation buildings and other structures associated with land and facilities to be used by the mobile home park occupants.
- E. Layout of typical mobile home spaces.
- F. Tabulations showing:
  - 1. Area of land within the mobile home park.
  - 2. Number of mobile homes permitted.
  - 3. Number of mobile homes provided for in the mobile home park.
  - 4. Percent of area to be devoted to parks and playgrounds.
  - 5. Number of off street parking spaces.
  - 6. Proposed location of off street parking spaces.
- G. Proposed landscape planting plan.
- H. Location of existing and proposed utility lines and easements, water and sewer lines, fire hydrants, storm drains and facilities, curbs and other improvements.
- I. Draft of proposed documents, including:
  - 1. Management policies, covenants and restrictions.
  - 2. Maintenance agreements.
- J. Typical street cross section.
- K. Any other data that the planning commission may require. (Ord. 6-18-81A, 6-18-1981)

#### **10-10B-4: STANDARDS AND REQUIREMENTS:**

The development of a mobile home park shall conform to the following standards and

## requirements:

- A. Ownership: The area shall be in one ownership and shall remain in one ownership and the same shall not be subdivided.
- B. Plan Preparation: The final plan must be prepared by an engineer, surveyor, architect or landscape architect licensed as may be required to practice in the state.
- C. Site Size: The minimum initial site size for a mobile homepark shall be two (2) acres.
- D. Reduction In Site Size; Density: The mobile homes may be clustered and individual mobile home site sizes may be reduced below that required for single-family dwellings within the zone in which the development is located; provided, that the gross density of the mobile home units within the development does not exceed eight (8) units per acre, and that all lots or spaces are served by an approved central culinary water and sewage disposal system.
- E. Common Areas: The land areas not contained in individual lots, roads or parking shall be set aside and developed as parks, playgrounds and service areas for the common use and enjoyment of the occupants of the mobile home park.
- F. Minimum Area For Common Use: No less than ten percent (10%) of the gross area of the mobile home park shall be set aside for common use. The land covered by vehicular roadways, sidewalks, off street parking and landscaped areas surrounding mobile home spaces which are pertinent to such mobile home and area devoted to service facilities shall not be construed as being part of the area required for parks and playgrounds.
- G. Distance; Setbacks: No mobile home or add on shall be located closer than fifteen feet (15') from the nearest portion of any other mobile home or add on; provided, that when a carport is added to a mobile home, side yards on the carport side shall be at least six feet (6') from the side lot line, or not less than twelve feet (12') between structures, whichever is greater. All mobile homes and add ons shall be set back at least five feet (5') from all roadways.

- H. Landscaping: All area not covered by mobile homes, buildings, parking spaces or driveways shall be planted in lawns, trees, shrubs or otherwise landscaped within two (2) years from date of approval of the park.
- I. Surfacing: All off street parking spaces and driveways shall be hard surfaced within two (2) years from date of approval of the park.
- J. Privacy Strip: A strip of land at least eight feet (8') wide surrounding the mobile home park shall be left unoccupied by mobile homes and shall be planted and maintained in lawn, shrubs and trees designed to afford privacy to the development.
- K. Compatibility Of Receptacles And Add Ons: All storage and solid waste receptacles outside of the confines of a mobile home must be housed in a closed structure compatible in design and construction to the mobile homes and to any service buildings within the mobile home park; all patios, garages, carports and other add ons must also be compatible in design and construction with the mobile home and with the service buildings as approved by the planning commission.
- L. Occupancy Lease Required: Occupancy shall be by written lease, which lease shall be made available to the city officials upon demand.
- M. Roadway Width: Roadways shall be of adequate width to accommodate anticipated traffic as follows:
1. For one-way with no parking: twelve feet (12') in width, plus extra width as necessary for maneuvering mobile homes.
  2. For two-way traffic with no parking: twenty four feet (24') in width.
  3. For entrance streets: minimum of thirty six feet (36') in width. All streets shall be bordered by rolled curb or equivalent and shall be hard surfaced.
- N. Entrances: There shall be no more than two (2) entrances from the mobile home park into any one street, which entrances shall be no closer than twenty five feet (25') from each other, nor closer than seventy feet (70') to the corner of an intersection.

- O. Access: Access shall be provided to each mobile home space by means of an accessway reserved for maneuvering mobile homes into position and shall be kept free from trees and other immovable objects and constructions. Paving the access way shall not be required. Use of planks, steel mats or other means during placement of a mobile home shall be allowed, so long as the same are removed immediately after placement of the mobile home.
- P. Off Street Parking: Off street parking shall be provided at the rate of two (2) parking spaces per mobile home space contained within the mobile home park. In no case shall the parking space be located greater than one hundred feet (100') away from the mobile home space it is designed to serve, except that one-fourth ( $\frac{1}{4}$ ) of the required spaces may be located not more than three hundred feet (300') away from the mobile home space it is designed to serve. (Ord. 6-18-81A, 6-18-1981)
- Q. Code Compliance: In addition to meeting the above requirements and conforming to the other laws of the county, all mobile home parks shall also conform to all applicable state requirements relating to sanitation, fire, etc. (Ord. 6-18-81A, 6-18-1981; amd. 2003 Code)
- R. Laundry, Convenience Facilities: Mobile home parks containing not less than twenty five (25) mobile homes may include a launderette for convenience of the occupants of the park, but not for the general public. Also, a convenience center may be constructed in connection with a mobile home park, provided the sales floor space of the center does not exceed ten (10) square feet per mobile home space within the mobile home park.
- S. Distance From Public Street: All mobile homes shall be located at least thirty feet (30') back from any public street and the resulting yards must be landscaped, except for driveways.
- T. Yard Lighting: A minimum of two tenths (0.2) foot-candles of light shall be required for protective yard lighting the full length of all driveways and walkways.
- U. Storage Area: An area of at least one hundred (100) square feet for each mobile home space contained within the park shall be provided for the storage of boats, trailers and campers. Said storage space shall be enclosed with a sight obscuring fence of not less than six feet (6') nor more than eight feet (8') in height. (Ord. 6-18-81A, 6-18-1981)

## **10-10B-5: REVIEWS AND APPROVALS:**

- A. Planning Commission Review: The planning commission shall review the plans and proposed documents to determine compliance with all portions of the city's master plan. In considering said plans, the planning commission, among other things, shall make sure that such developments shall constitute a residential environment of sustained desirability and stability and that it will not adversely affect amenities in the surrounding area. The planning commission may require changes to be made in the plans. They may also require additional yards, buffers or other improvements to be installed along with greater amounts of landscaping or parking spaces. Said changes may be imposed as conditions of approval where it is determined by the planning commission that such changes are necessary to ensure that the development will mix harmoniously with adjoining or nearby uses.
- B. Public Hearing: An application for approval of a mobile home park shall be granted or denied only after a public hearing by the planning commission. Notice of the hearing shall be given in a newspaper of general circulation at least five (5) days prior to said hearing.
- C. Referral To City Council: If approved by the planning commission, the application with the planning commission's recommendations shall be submitted to the city council for its approval.
- D. Appeal: An application denied by the planning commission may be appealed to the city council. Said appeal must be made in writing within ten (10) days after the denial is made by the planning commission.
- E. Term Of Approval: Approval of the preliminary plan shall be valid for a period of one year. (Ord. 6-18-81A, 6-18-1981)

## **10-10B-6: FINAL SITE PLAN:**

Upon approval of the preliminary plan by the city council, the developer shall submit to the planning commission a final siteplan of either the entire mobile home park or the first phase of such development that is to be constructed. Such plan shall be drawn to scale, and provide in detail the information required under this article. (Ord. 6-18-81A, 6-18-1981)

**10-10B-7: STAGED CONSTRUCTION PERMITTED:**

Development may be carried out in progressive stages in which each stage shall be so planned that the requirements and intent of this article shall be fully complied with at the completion of each stage. No final plan for the initial stage shall cover less than two (2) acres. (Ord. 6-18-81A, 6-18-1981)

**10-10B-8: LICENSE REQUIRED:**

Prerequisite to the operation of any mobile home park shall be the obtaining of an annual license which shall be issued only after inspection by the planning and zoning administrator. It shall be unlawful to operate a mobile home park without first obtaining a license, and said license shall be refused or revoked upon failure of the owner and/or operator to maintain the park in accordance with the standards and requirements as herein set forth. (Ord. 6-18-81A, 6-18-1981)