

**ARTICLE XI
MOBILE HOME PARK DESIGN
STANDARDS AND REQUIRED IMPROVEMENTS**

1101. APPLICABILITY.

- A. The requirements in this Article shall apply to a Mobile Home Park as defined by the City Zoning Ordinance, which primarily involves the lease of individual home sites.
- B. Mobile home parks proposed to be developed for sale of lots shall be designed in accordance with all requirements set forth for single family dwelling residential development.
- C. Every proposed mobile home park shall be submitted, reviewed, approved and recorded as a land development, at a minimum.
- D. Terms. The terms "mobile home" and "manufactured home" shall have the same meaning.

1102. EXEMPTIONS. The following shall not be considered to be a mobile/ manufactured home park, but instead shall be ruled by the applicable sections of this Ordinance and the Zoning Ordinance:

- A. Mobile/manufactured home sales as a principal use, other than sales of mobile homes intended to be placed on the same property as the sales;
- B. The storage or garaging of mobile homes not being used for living or sleeping purposes within a building or structure;
- C. A single mobile home used as a residence on a lot with no other dwellings; or
- D. A mobile home that is used only as a field office or work or tool house during a construction project, and not for residential purposes.

1103. OTHER REQUIREMENTS OF THIS ORDINANCE. All provisions of this Ordinance shall apply to a mobile/ manufactured home park, except provisions of this Article that specifically differ from or conflict with such provisions. A mobile home park in most cases will be considered a "land development" and be required to submit plans and be approved under the provisions of Articles V and VI.

1104. GENERAL STANDARDS AND REQUIREMENTS.

- A. See the mobile/manufactured home ark provisions and the individual mobile/manufactured home provisions of Section 402 of the City Zoning Ordinance.
- B. If the mobile/manufactured home park has an average density of higher than 1 dwelling unit per acre, all dwelling units shall be served by both central water and central sewer service.
- C. All mobile/manufactured homes sites within a mobile/manufactured home park shall be located on land with an average natural slope of less than 15 percent.
- D. The mobile/manufactured home park shall have paved access to a paved public street.

- E. The mobile/manufactured home park shall have adequate access by emergency vehicles and shall include fire hydrants and a water tank to provide adequate water pressure.
- F. All mobile/manufactured home parks of more than 20 dwelling units shall include a responsible resident manager.

1105. **DESIGN STANDARDS.**

A. **Access.**

- 1. Access to individual mobile home spaces shall be from interior parking courts, access drives, or private streets and shall not be from public streets exterior to the development. Streets within the development providing access to 20 or more dwellings shall have a paved cartway width of at least 26 feet, and other streets shall have a paved cartway width of at least 22 feet.
- 2. All streets within the Mobile Home Park shall be private and be maintained as part of the Mobile Home Park. All construction of streets that serve a minimum of 20 dwelling units shall conform to the construction requirements for streets contained in Section 1004. All construction of access drives and driveways shall meet the requirements of Section 1012.

B. **Parking.**

- 1. Every mobile home space shall be provided with a minimum of 2 paved off-street parking spaces. In addition, an average of 0.5 off-street parking spaces per dwelling unit shall be provided in convenient locations for visitor parking. Parking courts are encouraged to be used for off-street parking.
- 2. An appropriate area shall be set aside for the parking of recreational vehicles of residents.

C. **Other Design Standards and Improvements.**

- 1. Every mobile home space shall be graded to provide a level, stable and well-drained stand for the mobile home.
- 2. Every space shall be provided with underground electric, telephone and T.V. Cable (if available) connections.
- 3. All fuel storage and supply systems shall be constructed and maintained in conformity with the regulations of all authorities having jurisdiction, and if above ground shall adequately be screened with landscaping or a screen wall compatible with the home.
- 4. An average of 1 deciduous street tree shall be provided for each 50 feet of frontage along a private street. These trees shall meet the requirements of Article X of this Ordinance.