

CHAPTER 13

MOBILE HOME AND TRAVEL TRAILER PARKS

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10-13-1: PURPOSE: The regulations in this chapter establish minimum standards and requirements for the construction or expansion of Mobile Home and/or Travel Trailer Parks in the City. These regulations are intended to provide a stable, healthful environment for those residents choosing to utilize such parks while protecting adjacent land uses.

10-13-2: PROVISIONS GOVERNING MOBILE HOME AND TRAVEL TRAILER PARKS: Mobile Home and/or Travel Trailer Parks which are desired or which are required under the Performances Standards of this Ordinance shall be developed in accordance with the provisions of this chapter. Whenever there is a conflict between the provisions of this chapter and those of other chapters of this Ordinance, the provisions of this chapter shall prevail. Subjects not covered by this chapter shall be governed by the respective provisions found elsewhere in this Ordinance.

10-13-3: GENERAL PROVISIONS: Mobile Home and/or Travel Trailer Parks shall be established or enlarged in accordance with the following standards:

- (A) Design, construction, operation and maintenance will be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and such use will not change the essential character of the area;
- (B) Operation will not be hazardous or detrimental to existing or neighboring uses, and use will be consistent with the intent and purpose of this Ordinance and the Plan;
- (C) Parks will be screened by sight-obscuring fences and/or shrubbery for the protection of park residents or adjacent uses when deemed necessary by the Commission;

- (D) Vehicular approaches to the property will be designed so as not to create an interference with traffic on surrounding public streets; and
- (E) Minimum health standards as set forth by the Health Authority will be met.

10-13-4: **MINIMUM AREA REQUIREMENTS:** The minimum area required for a new Mobile Home Park shall not be less than two (2) acres. Expansion of an existing Mobile Home Park must increase the overall size to not less than two (2) acres. In addition to this minimum area, the following is required:

- (A) Density shall not exceed seven (7) mobile homes per acre, excluding road area requirements; and
- (B) A recreation area may be required to serve the needs of park residents.

The minimum area required for a new Travel Trailer Park shall not be less than two (2) acres. Expansion of an existing Travel Trailer Park must increase the overall size to not less than two (2) acres.

A Mobile Home Park and Travel Trailer Park may be combined; however, the minimum area requirements shall be as provided above, and the uses shall be separate.

10-13-5: **CONTENTS OF APPLICATION FOR MOBILE HOME/TRAVEL TRAILER PARK:** An application for a Mobile Home Park or Travel Trailer Park shall be filed with the Administrator by at least one (1) owner or lessee of property for which such development is proposed. The application shall contain the following information:

- (A) Name, address and phone number of applicant;
- (B) Legal description of property;
- (C) Description of existing use;
- (D) Zoning district;
- (E) A vicinity map showing the location and boundaries of the park in relationship to adjacent properties and a statement evaluating the effects on adjoining property and the general compatibility with other properties in the district;
- (F) A plot plan of the proposed park showing the layout of the entire park, including location and dimensions of each Mobile Home or Travel Trailer space, existing or proposed buildings, accessways and walkways and the location of lighting, recreation areas, landscaping, refuse and service areas, utilities and all other information relating to standards contained in this Chapter;

- (G) An enlarged plot plan of a typical Mobile Home space showing location of the stand, patio, storage space, parking, sidewalk, utility connections and landscaping; or an enlarged plot plan of a typical travel trailer space showing location of space in relationship to accessways and parking; and
- (H) Detailed plans with respect to structures, water and sewer systems, drainage systems, road and patio constructions and recreation area improvements.

10-13-6: STANDARDS FOR MOBILE HOME PARKS: The Commission shall review the proposed plans for each new or expanding Mobile Home Park in terms of the following minimum standards and shall find adequate evidence showing that each has been addressed and complied with:

(A) Space--

- (1) The average size of a Mobile Home space shall not be less than four thousand (4,000) square feet and no space shall have a width of less than thirty-six (36) feet;
- (2) Each Mobile Home space shall be provided with a minimum outdoor living area of three hundred (300) square feet; and
- (3) Each Mobile Home space shall be provided with a patio paved with asphalt, concrete or suitable hard-surfaced material which shall have a minimum area of one hundred forty (140) square feet with a minimum width of ten (10) feet. Such patio may not occupy more than one-half (1/2) of the outdoor living area.

(B) Stands--

- (1) Occupied Mobile Homes shall be parked on stands paved with asphaltic or concrete surfacing or with crushed rock contained within concrete curbing or other approved method;
- (2) Minimum space between stands shall be fourteen (14) feet, end-to-end; twenty-five (25) feet, side-to-side; one side yard, twenty (20) feet and one side yard five (5) feet; and
- (3) Temporary or permanent structures situated in one space shall be separated by at least five (5) feet from temporary or permanent structures or mobile homes in an adjoining space.

(C) Setbacks--

- (1) A Mobile Home Park shall observe a twenty (20) foot setback from all abutting property; and
 - (2) Setback from any street or road shall be the same as required in Chapter 8.0.
- (D) Accessways--
- (1) Accessways shall connect each Mobile Home space to a public roadway and shall be constructed to conform to standard engineering practice based on the bearing ratio of the soil;
 - (2) Accessways shall have the following minimum widths:
 - (a) Entrance and collector accessways with guest parking on both sides, thirty-six (36) feet;
 - (b) Collector accessways with parking on one side, twenty-eight (28) feet;
 - (c) Minor accessway to cul-de-sac with no parking, twenty (20) feet; and
 - (d) Cul-de-sac diameter, ninety (90) feet;
 - (3) Accessways shall be lighted at night to provide a minimum of one and one-half (1.5) foot candles of illumination.
- (E) Walkways--
- (1) Walkways shall be provided from each Mobile Home space to the service buildings and recreational area or areas and from the patio to the accessway;
 - (2) Common walkways shall have a minimum width of two and one-half (2.5) feet and shall be constructed to conform to standard engineering practice;
 - (3) Accessways may be considered as part of the walkway to the service buildings and recreation areas provided said accessway shall be widened by three (3) feet over the minimum requirements set forth in (D)(2); and
 - (4) Walkways shall be lighted at night.
- (F) Parking--
- (1) One (1) vehicle parking space of at least twenty (20) feet by twenty (20) feet in size for each Mobile Home space shall be provided, and said space shall have unobstructed access to an accessway; and

- (2) One (1) guest vehicle parking space for each Mobile Home space shall be provided.

(G) Structures--

- (1) Structures located in any Mobile Home space shall be limited to a storage building, ramada, garage or carport.
- (2) The permanent storage structure shall contain a minimum of thirty-two (32) square feet of floor area and will not be less than seven (7) feet in height;
- (3) The storage structure, ramada, garage or carport may be combined as one structure;
- (4) No structural additions shall be built onto or become part of any mobile home, and no Mobile Home shall support any building in any manner; and
- (5) Skirting of Mobile Homes is encouraged, but such skirting shall not attach the Mobile Home permanently to the ground, provided shelter for rodents or create a fire hazard.

NOTE: "Structural additions" shall not be construed to exclude the construction of an awning, patio cover or cabana adjacent to a Mobile Home.

(H) Storage--

- (1) A general fenced storage area shall be provided for the storage of accessory items such as boats, vacation trailers, campers and related equipment owned by park residents; and
- (2) Such items will be stored in the storage area and not parked beside the Mobile Home.

(I) Refuse Disposal--

- (1) Where available, the City refuse collection must be used; and
- (2) Where City collection is not available, the following standards shall be followed:
 - (a) Storage, collection and disposal of refuse in the park shall be so managed as to create no health hazards;
 - (b) All refuse shall be stored in rodent-proof containers which shall be

provided in sufficient number and capacity to prevent refuse from overflowing; and

(c) All refuse shall be collected weekly.

(J) Utilities--

- (1) All gas shall be installed as regulated by appropriate code or ordinance;
- (2) An electrical outlet supplying at least two hundred (200) amps shall be provided for each Mobile Home space and lines for service to light poles and Mobile Home spaces shall be underground and waterproof;
- (3) Provisions for adequate drainage shall be made;
- (4) Sewage disposal must meet all rules and regulations of the Health Authority; and
- (5) An accessible, adequate, safe and potable central supply of water shall be provided if connection to the City water supply is unavailable.

10-13-7: STANDARDS FOR TRAVEL TRAILER PARKS: Standards for Mobile Home Parks shall also apply to Travel Trailer Parks with the following exceptions:

- (A) Travel Trailer stands shall be a minimum of twenty (20) feet by fifty (50) feet, located at least five (5) feet from all accessways, and shall be so placed as to maintain at least fifteen (15) feet between stands;
- (B) One parking space shall be provided for each Travel Trailer space and shall be within fifty (50) feet thereof;
- (C) No patio or storage building shall be required;
- (D) A convenience store may be allowed as a part of the park; and
- (E) Service buildings shall be:
 - (1) Located at least fifteen (15) feet, but not more than four hundred (400) feet, from any Travel Trailer space;
 - (2) Of permanent construction of moisture-resistant material to permit frequent washing and cleaning; and
 - (3) Adequately lighted and well-ventilated with all openings effectively screened.
- (F) Travel Trailer Parks shall provide adequate flush-type toilet fixtures and laundry

facilities. The following shall be the minimum required facilities:

- (1) One (1) laundry unit for every ten (10) Travel Trailer spaces, but in no instance shall there be less than one (1) laundry unit. Such unit shall be separate from the toilet rooms and shall have an exterior entrance only; and
- (2) One (1) shower for each sex for every ten (10) Travel Trailer spaces, but in no instance shall there be less than two (2) water closets, one (1) lavatory and one (1) shower for women and one (1) water closet, one (1) urinal and one (1) lavatory and (1) shower for men. Each water closet and each shower shall be in a separate compartment with self-closing doors on all water closet compartments. The shower stall shall have a dressing compartment with stool or bench.

10-13-8: PROCEDURE FOR OBTAINING A PERMIT: Prior to granting a permit for a Mobile Home or Travel Trailer Park, the same procedures as required for a Special Use Permit shall be followed.