

CHAPTER 02-30 MOBILE HOME PARK REGULATIONS

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02-30-001 MOBILE HOME PARK REGULATIONS

A. Approval

The owners of a tract of land not less than eight (8) acres, which land lies in an MH zone, may construct a mobile home park thereon, upon compliance with regulations and restrictions, as hereinafter set forth, and after approval of such mobile home park by the City Council.

B. Intent

To provide areas where mobile home parks can be properly developed without adversely affecting surrounding residential neighborhoods.

To provide areas where mobile homes can be located that do not meet the standards contained in section 02-14-017 and 02-14-024 of this ordinance. Travel-trailers and recreational vehicles shall not be located in mobile home parks, except in storage areas.

C. Application

Before a permit shall be issued for a mobile home park, four (4) copies of the overall plan of the development must be submitted to the Planning Commission one (1) week prior to the meeting date. The plan must show:
The topography represented by contours shown at not greater intervals than two (2) feet, when required by the Planning Commission.

The proposed street and trailer space layout, including curb and gutter.

Proposed reservations for parks, playgrounds, and open spaces.

Tabulations showing percent of area to be devoted to parks, playgrounds, open space, number of mobile homes, and total area in the mobile home park.

Proposed location and number of parking spaces.

Generalized landscaping plan, including water, electric, and gas lines, fire hydrant locations, and sewer lines.

Storm drainage facilities and disposal plan for storm water runoff.

Utility drawings

Three (3) copies of detailed construction drawings shall be supplied to and approved by the city engineer, prior to final approval by the City Council.

Such construction drawings shall be drawn by a licensed engineer, and shall show the following:

1. Profile and location of water and sewer lines.
2. Location of water valves and fire hydrants.
3. Location and size of water meters.
4. Location and size of sewer manholes.
5. Storm water disposal plan.

D. Standards and Requirements

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

The area shall be in one ownership, or, if in several ownerships, the application for the approval of the mobile home park be filed jointly by all owners of the property included in the plan.

The density in a mobile home park shall not exceed seven (7) units per acre. Mobile homes may be clustered within the mobile home park, provided that no single mobile home space shall be smaller in area than four thousand (4,000) square feet. Travel-trailers and recreational vehicles shall not be located in mobile home parks, except when unoccupied and located in the storage area.

The remaining land 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 development and visitors thereto.

Not less than ten percent (10%) of the gross area of the mobile home park shall be set aside as playground, or recreation area for the joint use of occupants. The land covered by vehicular roadways, sidewalks off-street parking, or areas not suitable for playground use shall not be construed as part of the area required for parks and playgrounds. Ten percent (10%) of the lot area shall also be set aside for recreational vehicle storage area.

No mobile home or add-on shall be located closer than fifteen (15) feet from the nearest portion of any other mobile home or add-on.

All area not covered by mobile homes, hard-surfacing, buildings, off-street parking, space, or driveways, shall be planted in lawns, trees, and shrubs, or otherwise landscaped, except that natural drainage ways may be left in the natural state.

All off-street parking spaces and driveways shall be hard-surfaced before the adjacent mobile home spaces may be occupied. (The City Council may temporarily waive this requirement when cold weather prevents paving.)

A strip of land at least fifteen (15) feet wide on the sides, and thirty feet on the front and rear of the mobile home park shall be left unoccupied by mobile homes, and shall be planted and maintained in lawns, shrubs, and trees designed to afford privacy to the development. A six (6) foot chain link or other approved fence around the mobile home park shall also be required.

All storage and solid waste receptacles outside of the confines of a mobile home must be housed in a closed structure or closed container.

Roadways shall be hard-surfaced, bordered by either roll-back or high- back curb, and of adequate width to accommodate anticipated traffic as follows:

- a. For one-way with no parking:
 - 1) Minimum eighteen (18) feet in width
- b. For two-way traffic with no parking:
 - 1) Minimum thirty (30) feet in width, or larger, as may be required by the City Council.
- c. For entrance streets:
 - a. Minimum of thirty six (36) feet in width.

There shall be no more than two (2) entrances from the park onto any one street. Entrances shall be no closer than twenty-five (25) feet from each other, nor closer than twenty-five (25) feet to the corner of an intersection, or otherwise required by the Planning Commission.

Access shall be provided to each mobile home stand by means of an access way reserved for maneuvering mobile homes into position. Access to mobile home spaces shall be from interior private roads.

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 (100) feet away from the mobile home space it is designed to serve.

In addition to meeting the above requirements and conforming to the other laws of the city, all mobile home parks shall also conform to requirements set forth in the code of camp-trailer court, hotel, motel, and resort sanitation regulations adopted by the Utah State Board of Health, and to the fire prevention code, which codes area hereby adopted by reference, and all restrictions, regulations, and

notations contained therein shall be made a part of this ordinance, as fully set forth herein. In event of any conflict between said regulations or codes of this section, this section shall take precedence.

Utilities and other services

Utility lines and equipment shall be located and constructed in conformity with good engineering and construction practices, and shall be in compliance with all applicable laws, ordinances or codes of the State of Utah.

1) Sewer:

The mobile home park shall be served by a private sewer system connecting to the public sewer system, or served by an approved sewage disposal system. Main sewer collector lines shall not be installed in areas (such as underneath mobile home pads) that will limit their access to repair. Rather, main sewer lines shall be installed in designated utility easement areas. Mobile home designated utility easement areas. Mobile home parks located within one (1) mile of a public sewer line may be required by the City Council to connect to the public sewer, based on a recommendation by the city engineer as to the feasibility of connecting to the public sewer, the developer shall submit information such as elevation of Mobil home park, grade to sewer line, and such other information a the city engineer may deem to make his determination.

2) Water:

A public supply of water shall be obtained from an approved public water system.

An adequate amount of water shall be piped to each mobile home space through a private system of a design acceptable to the city engineer.

3) Fire hydrants:

Fire hydrants of a design and in sufficient numbers, as approved by the city engineer and/or fire department, shall be installed according to the city specifications.

4) Electrical:

All electric, telephone, and other service lines to each mobile home lot shall be underground and shall comply with all currently adopted state and local, laws and regulations.

5) Liquid or gaseous fuels:

Any liquid fuel storage shall be located in tanks at a distance away from any mobile home lot, as determined safe by the building inspector and/or Fire Chief.

All fuel lines shall be underground, and, if metered, said meters shall be arranged in a uniform manner.

6) Street lighting:

Street lighting shall be provided in sufficient number and intensity to permit safe movement of vehicles and pedestrians at night.

7) Refuse handling and receptacles:

The storage, collection, and disposal of refuse in the mobile home park shall be managed so as to create no health hazards, rodent harborage, or accident hazards. All refuse shall be stored in containers provided in sufficient number and capacity to prevent any refuse from overflowing or blowing away. Satisfactory container racks or dumpsters shall be provided at a permanent location convenient to mobile home spaces.

E. Planning Commission and City Council Approval

The Planning Commission shall review the plan and make a recommendation for approval, disapproval, or approval with conditions to the City Council. In considering the plan, 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 on the surrounding area. The Planning Commission may recommend changes to be made to the plan and development standards in excess of the minimum standards contained in this ordinance, such as walls, fences, buffers, setbacks, greater amounts of landscaping or parking spaces, etc. Such changes may be imposed as conditions of approval where it is determined by the City Council that such standards are necessary to insure that the mobile home park will mix harmoniously with adjoining or nearby houses.

F. Guarantees

Adequate and reasonable guarantees shall be required for installation of the landscaping including grass and other required improvements, as set forth in this section. Guarantee may be in the form of a bond, a mortgage on real estate, or other acceptable form in the sum to be determined by the city surveyor.

In any case, when a mobile home park is owned by more than one natural person, the developer shall establish and appoint an agent for the purpose of service of progress, which agent shall be authorized to receive progress and represent fully the interests of the mobile home park.

Prerequisite to the operation of any mobile home park in Naples City shall be the obtaining of an annual license. 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.

G. Record Final Plat

After receiving final approval of the mobile home plat by the City Council, the approved plat shall be recorded in the office of the city recorder. The final plat shall be prepared by a registered engineer, architect, or landscape architect. No building permit shall be issued for said mobile home park until final plans have been approved and a financial guarantee posted guaranteeing that required improvements will be installed without cost to the city.

02-30-002 TRAVEL-TRAILER COURTS, INTENT AND LAND USE

Travel-trailer/RV courts may be permitted in the and I-1 conditional use zones. All such installations shall be permitted only after approval of the City Council and recommendation of the Planning Commission, subject to the restrictions and conditions contained in this ordinance. See Chapter 8.

Application Approval

Before a permit shall be issued for a travel- trailer court, the overall plan of the court must be submitted to the Planning Commission for its review. The plan should show proposed land layout and trailer space.

Proposed reservation for parks, playgrounds, and other open space.

A generalized landscaped plan.

Any other data that the Planning Commission may require.

B. Standards and Requirements

The travel-trailer court shall conform to the following standards and requirements:

Travel-trailer courts shall be a minimum of four (4) acres in size and abut upon a collector or arterial street, as set forth in the major street plan of the city.

Entrances and exits from the travel-trailer court shall be by forward motion only.

Mobile homes, as defined in this chapter, shall not be allowed in travel - trailer courts.

No exit or entrance from the travel-trailer court shall be through a residential zone, and no entrance or exit shall be located closer than fifty feet to the intersection of two streets.

All travel-trailers shall be set back at least thirty (30) feet from any public street right-of-way, except for state or federal highways where setbacks shall be fifty (50) feet.

All one-way roadways shall be at least twelve (12) feet in width, and all two-ways at least twenty-four (24) feet in width, and all roadways shall be hard-surfaced.

All areas within the court which are not hard-surfaced including the thirty (30) foot setback space shall be landscape and maintained with lawns, trees and shrubs designed to provide privacy and noise containment.

Each travel-trailer space shall be at least twenty-five (25) feet in width and at least fifty (50) feet in length. No travel-trailer, R.V. Unit, or add-on shall be located closer than fifteen (15) feet from another travel-trailer.

A minimum six (6) foot high chain link or other approved fence shall be installed around the perimeter of the travel-trailer court.

At least twenty percent (20%) of the total area shall be maintained in open green space.

Prerequisite to the operations of any travel-trailer court in Naples City shall be the obtaining of a business license.

The license shall be issued only after inspection by the building inspector. It shall be unlawful to operate a travel-trailer court without first obtaining a license, and said license shall be refused or revoked, upon failure of the owner and/or operator to maintain the court, in accordance with the standards and requirements of Naples City.

1. In addition to meeting the above requirements, all travel-trailer courts shall conform to the requirements set forth in the code of camp, trailer court, hotel, motel, and resort sanitation requirements, as adopted by the Utah State Board of Health, and shall also conform to the fire prevention code, which codes have been adopted by Naples City.

02-30-003 ADDITIONAL REGULATIONS

Nothing in this chapter shall be interpreted to prohibit storage of a travel-trailer when not in use on property of the owner, so long as not utilized as a dwelling. Travel-trailers shall not be stored on property so as to obstruct the view of traffic, or to create a nuisance for adjoining property owners.

All travel-trailers shall be stored at least thirty (30) feet back from any public street in any residential zone.

No add-on or additions shall be allowed in any trailer court without prior consent of the building inspector.

Existing trailer courts not in compliance with this ordinance shall constitute a non conforming use, but shall be subject to health and sanitary requirements, as provided for in this chapter.

02-30-004 DEFINITIONS

See Chapter 02-02 Definitions