

## **Article 15:**

# **MOBILE HOME PARK DISTRICT**

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### **Sec. 9-1.1500:**

#### **Purpose**

The **MH – Mobile Home Park District** is established:

- A. To provide an alternative type of housing for persons desiring an alternative to conventional housing types;
- B. To assist in providing a diversity of housing in the community, regarding housing choices, types and prices;
- C. To encourage mobile home communities which have a positive effect of property values and the general welfare of the area on which they are located;
- D. To ensure the provision of high quality living environments inside mobile home parks, promoting adequate site access, individual unit privacy, open space and similar amenities.

### **Sec. 9-1.1505**

#### **Permitted Uses**

The following uses are permitted in the MH District:

- A. Mobile home units;
- B. Incidental and accessory structures necessary for the operation of a mobile home park for the exclusive use of the management and residents of the park, including a manager's quarters and/or office, club house or recreation building, small family day care facility. other types of recreation facilities, storage buildings, recreational vehicle storage and similar uses and structures.

### **Sec. 9-1.1510:**

#### **Transient Occupancies Not Permitted**

No mobile home site in the MH District shall be occupied on a transient basis.

### **Sec. 9-1.1515:**

#### **Development Standards**

Table 15-1 summarizes the development standards for the Mobile Home Park District.

**Table 15-1: Development Standards**

REQUIREMENT	ZONE
	MH
<b>Minimum Development Size:</b>	3 acres
<b>Maximum Density:</b>	8 units / acre
<b>Setbacks: (feet)</b>	
Front Yard:	25
Side Yard:	25
Rear Yard:	25
<b>Building Height:</b>	25 feet / 1 story
<b>Landscaping:</b>	Setback areas adjoining a street Forty (40) percent of all common recreational open space areas

**Sec. 9-1.1517:****Fences and Walls**

Fences and walls constructed within residential districts must meet the following requirements.

- A. Placement.** Maximum height and setbacks for fences and walls are calculated in Table 15-2.

**Table 15-2: Fence and Wall Requirements**

REQUIREMENT	ZONE
	MH
<b>Type I: Complex Perimeter Walls</b>	
Height:	6
Setback:	25
<b>Type II: Street Side Walls</b>	
Height:	6
Setback:	25
<b>Type III: Interior Walls</b>	
Height:	6
Setback:	0

- B. Materials.** All walls shall incorporate decorative treatment, including cap treatment, pilasters and finished with materials complimentary to the exterior materials on the building. For more information on design treatment, please refer to the design guidelines for fences and walls for Residential Districts. Wall design, gates, and materials shall be subject to review and approval by the City Planner.
1. **Type I – Complex Perimeter Walls (surrounding a Mobile Home Complex):** Solid masonry wall shall be required along the perimeter of all Mobile home parks and complexes. Perimeter walls along major streets shall incorporate planter boxes, trellises, material changes, planar changes or other treatments to avoid monotonous street fronts. The design of the walls shall emphasize the highest quality of materials and design features.
  2. **Type II – Street Side Walls:**
    - a. A six (6) foot solid masonry wall shall be required.
  3. **Type III – Interior Side and Rear Yard Walls:**
    - a. A six (6) foot solid masonry wall shall be required. Walls along the rear or side property lines shall not be required when that lot line abuts a property zoned or used as open space/recreation.
  4. **Prohibited Materials.** The use of barbed wire, electrified, razor wire or any other materials or applications considered unsafe shall be prohibited.

**Sec. 9-1.1520:****Standards for Mobile Homes Sites**

Mobile home parks are to be designed in a manner as to accommodate mobile home unit pads, utilities, private outdoor living space, off-street parking, and shall also comply with these requirements:

- A. MINIMUM DISTANCES WITHIN MOBILE HOME PARKS –** The following are distance requirements for structures within mobile home parks.

**Table 15-3: Minimum Distances within Mobile Home Parks**

REQUIREMENT	ZONE
	MH
<b>Distances Between Units: (in feet)</b>	
Side to Side:	20
End to Side:	15
End to End:	10
Across Access Drive:	36
Unit and any other building (except detached garage or accessory structure):	15
Unit and detached garage or other accessory structure:	?

- A. TONGUES OR HITCHES –** The tongue or hitch of each mobile home unit shall be removed, and the support structure enclosed with a material of a texture or color compatible with the exterior surfaces of the main unit. Where a tongue or hitch is not removable, it must be screened by landscaping or a suitably designed screen.

For this purposes of this Section, awnings, overhangs, enclosed porches, and similar structures are be deemed a part of the mobile home unit, although decks under thirty (30) inches in height are excluded.

**Sec. 9-1.1525:****Other Requirements**

The following additional requirements apply to mobile home parks.

- A. ENTRANCE DRIVES** – Each mobile home park shall have an entrance drive to a public street and access to individual mobile homes shall be from private paved drives within the site. A paved pedestrian walk shall be located along at least one side of each drive. The width and design of the entrance drive and access drive must be adequate to accommodate fire protection vehicles and equipment;
- B. COMMON OPEN SPACE** – A minimum of three hundred (300) square feet of common recreational open space per mobile home pad must be provided. The common recreational open space is to be conveniently located to all residents. Open spaces do not include driveways, sidewalks, parking areas or service areas, but may include playgrounds, lawn areas, swimming pools, tennis and sport courts, and other outdoor recreational facilities;
- C. INTERIOR LIGHTING SYSTEM** – An interior lighting system adequate to facilitate the identification of individual mobile homes at night and to ensure public safety must be installed and maintained;
- D. SERVICE AND STORAGE AREAS** – Service areas, storage areas for boats, trailers, or recreational vehicles, trash storage areas, and other storage areas are to be screened from view by walls, fences, or evergreen plantings, whether located on the perimeter or in the interior portions of a mobile home park;
- E.** A six (6) foot solid wall or fence shall be provided at each interior site boundary line and, where adjacent to a public street, set back to meet the minimum setback requirement established in Sec. 9-1.1515;
- F. PARKING** – Off-street parking and loading facilities are to be provided as set forth in Article 30;
- G. SIGNS** – Signs may be permitted as set forth in Article 31;
- H. GENERAL REQUIREMENTS** – All uses in the MH District are subject to the General Development Requirements and Exceptions section, Article 32;
- I. ENVIRONMENTAL STANDARDS** – All uses in the MH District must be operated consistent with the Environmental Performance Standards established in Article 33.
- J. NOISE** – Within mobile home units or any other residential structure, noise levels from exterior sources shall be mitigated so as not to exceed an interior CNEL level of forty-five (45) dBA with the windows closed. To ensure compliance, an acoustical analysis, including on-site monitoring, shall be performed by registered acoustical engineer for any mobile home park proposed to be located in an area where the noise level from any source exceeds a CNEL of sixty (60) dBA.

**Sec. 9-1.1530:****Development Plan Review**

Development Plan Review is required by Article 8 for all new, altered or expanded uses in the MH District, including all new permanent structures over 500 square feet, expansions of existing buildings which exceed five (500) square feet, or for new or expanded parking lots which contain twenty (20) vehicles or more.

**Sec. 9-1.1535:**

**Design Guidelines**

The following design guidelines apply to uses within the MH District:

The exterior of mobile home dwellings are to resemble conventionally built homes to the fullest extent feasible and should also comply with applicable provisions of Section 9-1.1445 (Residential Design Guidelines).

**A. ROOF MATERIAL**

Roof material must consist of wood shakes, asphalt shingles, concrete or clay tiles or equivalent material.

**B. SIDING MATERIAL**

Siding material shall include wood, masonry or similar materials as approved by the City Planner. Siding must extend to the ground except when a solid concrete or masonry perimeter foundation is used, in which case the exterior material may only extend below the top of the foundation.

**C. ROOF OVERHANG**

A minimum roof overhang of at least one (1) foot shall be provided for each mobile unit. The City Planner may require a greater roof overhang when it is found necessary for compatibility with existing single family homes in the area.