

## CHAPTER 10

**MOBILE HOME PARKS AND SUBDIVISIONS**

## SECTION:

- 10-10-1: Area, Setbacks and Frontage
- 10-10-2: Mobile Home Classifications
- 10-10-3: District; Minimum Size
- 10-10-4: Park Regulations
- 10-10-5: Subdivision Regulations

10-10-1: **AREA, SETBACKS AND FRONTAGE:** Lot sizes, setbacks, frontage, etc., for mobile home parks or mobile home subdivisions shall be as indicated on the space requirement chart contained in Section 10-8-1 of this Title. (Zon. Ord., 5-8-1991; 1998 Code)

10-10-2: **MOBILE HOME CLASSIFICATIONS:** For purposes of these regulations, mobile homes are divided into the following four (4) classes:

- A. Class A: New mobile homes certified as meeting the National Mobile Home Construction and Safety Standards Act of 1974 (effective June 15, 1976) of the Department of Housing and Urban Development (hereafter referred to as HUD).
- B. Class B: Unaltered, undamaged, used mobile homes certified as meeting acceptable prior codes (1967 or later), or used mobile homes certified as meeting either the HUD standards specified above or said prior code, found on inspection to be in excellent condition and safe and fit for residential occupancy.
- C. Class C: Unaltered, undamaged, used mobile homes, whether or not certified as meeting HUD prior codes, found on inspection to be in good conditions and which also conforms to any and all rental park covenants.
- D. Class D: New or used mobile homes which have been damaged as a result of neglect, fire, weather or road transporting, or altered and modified as a result of the above or at the choice of the owners, and units which may not meet the aforementioned minimum codes and are determined by the Building Inspector to be unsafe, unsanitary or hazardous for occupancy. (Zon. Ord., 5-8-1991)

10-10-3: **DISTRICT; MINIMUM SIZE:** A minimum of five (5) acres shall be required for the establishment of a mobile home district in the City. It is intended that such mobile home developments be so located, designed, and improved so as to provide a desirable residential environment, protection for potentially adverse neighborhood influences, protection for adjacent residential properties and accessibility equivalent to that of other forms of permitted residential development to public facilities, places of employment and facilities for meeting commercial and service needs not within the mobile home development. (Zon. Ord., 5-8-1991)

10-10-4: **PARK REGULATIONS:** A mobile home park shall be classified as a parcel of land under single ownership on which two (2) or more mobile homes are occupied as residences with continuing local management and which may include special facilities for common use such as recreational buildings, open areas, laundries, etc. Mobile home parks shall meet the following requirements:

- A. **Planting Strip:** A planting strip fifteen feet (15') in width around the outside boundary of the development in which shall be planted screening shrubs and trees, or a screening fence, or both as required by the City. All landscaping shall be maintained by the developer and/or owner and replaces, if required, to the satisfaction of the City.
- B. **Facilities; Utilities:** Adequate roads, drainage, sewer and water facilities and other necessary utilities shall be provided as required by the City.
- C. **Foundation; Skirting:** Each mobile home shall be placed upon either an approved foundation or skirted with material which has similarity and durability as the material which covers the mobile home. Said skirting shall be approved by the mobile home park manager and the Building Inspector.
- D. **Off-Street Parking:** Two (2) off-street parking stalls (9' x 20' per stall) shall be provided per mobile home as approved on the site plan. Parking shall conform to all yard setbacks.
- E. **Allowable Classifications:** Only Class A, B and C mobile homes shall be permitted in a mobile home park developed after the effective date hereof.
- F. **Improvements:** Mobile home parks shall provide all necessary improvements as contained in the Subdivision Title<sup>1</sup>. Mobile home parks shall also be submitted and approved as is described in the Subdivision Title. (Zon. Ord., 5-8-1991)

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<sup>1</sup> See Title 11 of this Code.

10-10-5      **SUBDIVISION REGULATIONS:** Mobile home subdivisions shall be designed, platted and intended for the sale of lots for residential occupancy by mobile homes. Single-family (detached) dwelling units shall also be permitted, provided the lots conform to the R2 Zone space requirements. Mobile home subdivisions shall meet the following requirements.

- A.      Planting Strip: A planting strip fifteen feet (15') in width around the outside boundary of the development in which shall be planted screening shrubs and trees, or a screening fence, or both as required by the City. All landscaping shall be maintained by the developer and/or owner and replaced, if required, to the satisfaction of the City.
- B.      Foundation; Skirting: Each mobile home shall be placed upon either an approved visible foundation or skirted with material which has similarity and durability as the material which covers the mobile home. Said skirting shall be approved by the Building Inspector.
- C.      Off-Street Parking: Two (2) off-street parking stalls (9' x 20' per stall) shall be provided per mobile home as approved on the site plan. Parking shall conform to all yard setbacks.
- D.      Allowable Classifications: Only Class A and B mobile homes shall be permitted in a mobile home subdivision after the effective date hereof.
- E.      Improvements: Mobile home subdivisions shall provide all necessary improvements as contained in the Subdivision Title<sup>1</sup>. Mobile home subdivisions shall also be submitted and approved as is described in the Subdivision Title. (Zon. Ord., 5-8-1991)

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<sup>1</sup> See Title 11 of this Code.