

7.5.4

ADDITIONAL REQUIREMENTS FOR MOBILE HOME PARKS.

In addition to the requirements for mobile home parks outlined above in this Section, mobile home parks shall meet the following requirements:

7.5.4.1

The number of mobile homes shall be limited to 7 units per acre and may be limited to fewer units, depending on mobile home size, topography, and other factors of the particular site. The mobile homes may be clustered, provided that the total number of units does not exceed the number permitted on one acre, multiplied by the number of acres in the development. 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 occupants of the development, and the visitors thereto.

7.5.4.2

No home or add-on shall be located closer than 10 feet from the nearest portion of any other home or add-on. All such homes and add-ons shall be set back at least 10 feet from road curbs or walks. If the mobile home tongue remains attached, it shall be set back a minimum of 6 feet from road curbs or walks. All mobile homes, storage buildings, service buildings, garages, carports, or other add-ons, etc., shall be set back at least 15 feet from any boundary of the mobile home park.

7.5.4.3

Off-street parking shall be provided at the rate of 2 parking spaces per mobile home space, and each such parking space shall have a minimum width of 10 feet and minimum depth of 20 feet. In no case shall the parking space be located farther than one 100 feet from the mobile home space it is designated to serve.

7.5.4.4

A security compound for storage of vehicles, boats and other large items shall be provided equivalent to a minimum of three 300 square feet of paved area per mobile home space, as approved by the Planning Commission.

7.5.4.5

One-story bulk storage areas shall be provided within a mobile home park, equivalent to 60 square feet per mobile home space. The area designated for said bulk storage shall be improved, landscaped, and screened as approved by the Planning Commission.

7.5.4.6

Not less than 10% of the gross land area shall be set aside for the joint use and enjoyment of occupants in a park-like setting with both active and passive recreational accommodations. The land covered by vehicular roadways, sidewalks, off-street parking, and required setbacks shall not be construed as part of this 10% common area required; provided, however, that in initial stages of development or special smaller developments the minimum area shall be not less than ½ acre or 10%, whichever is greater.

7.5.4.7

Yard lighting with a minimum of 0.2 foot candles of light shall be required for protective yard lighting the full length of all driveways and walkways.

7.5.4.8

All areas not covered by mobile homes or recreational vehicles, hard surfacing, or buildings shall be landscaped as approved by the Planning Commission, and such landscaping shall be permanently maintained.

7.5.4.9

All off-street parking spaces and driveways shall be hard surfaced before the adjacent spaces may be occupied.

7.5.4.10

The roadways shall be designed to accommodate anticipated traffic, including the following standards, unless modified by an approved planned unit development plan:

7.5.4.10.1

ONE-WAY TRAFFIC:

A minimum of 15 feet in width plus extra width as necessary for maneuvering mobile homes.

7.5.4.10.2

TWO-WAY TRAFFIC:

A minimum of 30 feet in width.

7.5.4.10.3

ENTRANCE ROADWAYS:

A minimum of 36 feet in width.

7.5.4.10.4

ROADWAYS:

All roadways shall be hard surfaced and bordered by 24 inch rolled gutters or an approved equivalent.

7.5.4.10.5

SIDEWALKS:

36 inch minimum width sidewalks shall be installed on all main roadways within the development, if required by the Planning Commission.

7.5.4.10.6

ACCESS:

Each park shall have at least 2 accesses to public streets, unless more than 1 access is prohibited by a responsible public agency.

7.5.4.11

Within 45 days of occupancy, each mobile home shall be skirted, or if shields are used, they are to be fireproof, well-painted, or otherwise preserved.

7.5.4.12

Storm drainage facilities shall be so constructed as to protect residents of the development as well as adjacent property owners. Such facilities must be of sufficient capacity to insure rapid drainage and prevent the accumulation of stagnant pools of water in or adjacent to the development.

7.5.4.13

The mobile home park shall:

7.5.4.13.1

Be in keeping with the general character of the district in which it is to be located.

7.5.4.13.2

Be located on a parcel of land not less than ten 10 acres, or on two or more parcels separated by a street or alley only and totaling 10 acres, unless modified by an approved planned unit development plan.

7.5.4.13.3

Have at least 25 spaces completed, ready for occupancy, or an approved financing plan for construction and phase completion, together with approved security to assure compliance, before the first occupancy is permitted.

7.5.4.14

A laundry for convenience of park occupants, but not for the general public, may be included in mobile home parks.

7.5.4.15

No mobile home space shall be rented for a period of less than 30 days, and occupancy shall be by written lease. Leases shall be made available for inspection by the officials of the County upon demand.

7.5.4.16

Access shall be provided to each mobile home stand for maneuvering mobile homes into position. The access way shall be kept free from trees and other immovable obstructions. Paving under mobile homes will not be required if adequate support is provided as required by State regulations. Uses of planks, steel mats, or other means to support the mobile home during placement shall be allowed, so long as the same are removed upon completion of placement.