

## 7.5

### MOBILE HOME PARKS, MOBILE HOME SUBDIVISIONS, AND RECREATIONAL VEHICLE PARKS - SPECIAL REQUIREMENTS

#### 7.5.1

##### PURPOSE AND INTENT.

The purpose and intent of this section is:

##### 7.5.1.1

To permit variety and flexibility in land development for residential purposes by allowing the use of mobile homes and recreational vehicles under certain conditions.

##### 7.5.1.2

To require that mobile home and recreational vehicle developments will be of such character as to promote the objectives and purposes of this Code; to protect the integrity and characteristics of the district contiguous to those in which mobile home parks are located; and to protect other land use values contiguous to or near mobile home or recreational vehicle developments.

#### 7.5.2

##### LOCATION

##### 7.5.2.1

No mobile home shall be located anywhere within the corporate boundaries of the County except in a licensed mobile home park or approved mobile home subdivision, or as temporary living quarters by conditional use permit. Emergency or temporary parking of any unoccupied mobile home outside a licensed mobile home park or mobile home subdivision will be permitted for a period not exceeding 24 hours. This limitation does not apply to unoccupied mobile homes in licensed mobile home sales areas.

##### 7.5.2.2

Recreational coaches which do not include facilities necessary to be mobile homes as defined in this Code, shall not be used at any place within the established boundaries of the County, at any time, for living quarters except in designated camping areas or recreational coach parks.

##### 7.5.2.3

Recreational coaches which are unoccupied for living space may be temporarily stored on private residential lot or larger parcel of land, provided they do not violate any required setbacks for front or side yards. Long term storage of recreational coaches, maintenance operations, reconstruction, or construction activities are permitted within enclosures only and in zoning districts allowing such uses.

#### 7.5.3

Standards and Requirements for All Mobile Home Parks, Recreational Vehicle Parks, and Mobile Home Subdivisions.

##### 7.5.3.1

The Planning Commission shall review the proposed development plan to determine its compliance with all portions of the County General Plan and, among other things, shall attempt to make sure that such development will constitute a residential environment of sustained desirability and stability and that it will not adversely affect amenities in the surrounding area. Standards higher than the minimum standards contained in this Code may be required if necessary for local conditions of health, safety, and protection of property, and to insure that the development will mix harmoniously with contiguous and nearby existing and planned uses.

##### 7.5.3.2

The Planning Commission shall not approve any application for mobile home park, recreational vehicle park, or mobile home subdivision conditional use permit if the developer cannot provide required water supplies and facilities, waste disposal systems, storm drainage facilities, access or improvements, or if the developer cannot assure that the development will be completed within

12 months, or if the Planning Commission or County Commission determines there would be unusual danger of flood, fire or other hazard, or if the proposed development would be of such character or in such a location that it would:

7.5.3.2.1

Create excessive costs for public services and facilities.

7.5.3.2.2

Endanger the health or safety of the public.

7.5.3.2.3

Unreasonably hurt or destroy the environment.

7.5.3.2.4

Cause excessive air or water pollution, or soil erosion, or

7.5.3.2.5

Be inconsistent with any adopted general or specific plan of the area in which it is to be placed.

7.5.3.3

The development shall conform to the following standards and requirements, unless modified by an approved planned unit development plan:

7.5.3.3.1

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

7.5.3.3.2

A strip of land at least 15 feet wide surrounding the entire park shall be left unoccupied by mobile homes, recreational vehicles, storage buildings, service buildings, garages or any add-ons, and shall be planted and maintained in lawn, shrubs, trees, with an approved durable permanent wall or fence designed to afford privacy to the development.

7.5.3.3.3

All storage and solid waste receptacles outside the confines of any mobile home or recreational vehicle shall be housed in a closed structure compatible in design and construction to the mobile homes, and to any service buildings within the development; all patios, carports, garages, and other add-ons shall be compatible in design and construction with the mobile home. The service buildings shall be constructed in accordance with standard commercial practice and kept in good repair as determined by the Zoning Administrator. In mobile home developments where units will be situated with long axis perpendicular to the street, streets will run in a North-South direction to the greatest extent possible. This is to promote solar orientation of the units.

7.5.3.3.4

In addition to meeting the above requirements and conditions, and conforming to the other laws of the County, all mobile home parks, recreational vehicle parks, and mobile home subdivisions shall also conform to all applicable state regulations. In the event of any conflict between said regulations and this Chapter, this Chapter shall take precedence where such regulations are more strict, and the provisions of the state regulations shall take precedence where such regulations are more strict.

7.5.3.4

Every mobile home park, recreational vehicle park, and mobile home subdivision shall provide underground utility service to every mobile home stand or lot as required by the Planning Commission, including but not limited to water, sewer, power, natural gas, telephone, and TV.

7.5.3.5

**INSPECTION AND SPECIAL REGULATION OF MOBILE HOMES.**

Mobile homes are considered by the County to be less durable and less resistant to deterioration than are conventional homes; therefore, all mobile homes which are used for human habitation, whether conforming or non-conforming, and whether located in mobile home parks, in mobile

home subdivisions or on bona fide farms or ranches, shall be subject to the following special regulations:

7.5.3.5.1

Permits are required for mobile home plumbing and electrical hookups, and such hookups shall be made only by licensed plumbers and electricians.

7.5.3.5.2

No mobile home may be placed on a permanent foundation without state-approved modification.

7.5.3.5.3

A Certificate of Compliance is required for all mobile homes within the County, whether occupied or awaiting occupancy, and may be obtained from the Building Official following an inspection wherein the mobile home is found to meet the safety, sanitary and structural standards adopted by the County. The State inspection certificate will be honored in lieu of a Certificate of Compliance.

7.5.3.5.4

Each mobile home may be inspected annually, or upon evidence of need, by the Building Official, to determine whether the structure is sound and being kept in a safe and sanitary condition for human habitation. During the inspection the local Building Official may revoke the Certificate of Compliance or certificate in lieu thereof for cause, including but not limited to violation of the fire or sanitary codes adopted by the County, substantial deterioration of structure so as to adversely affect the health or safety of the occupants, or deterioration in appearance so as to adversely affect the health or safety of the occupants, or deterioration in appearance so as to be unsightly and to adversely affect the value of neighboring properties.

7.5.3.5.5

Upon the revocation of a Certificate of Compliance or certificate in lieu thereof, or a finding of non-compliance, the Building Official shall order the deficiencies corrected and a Certificate of Compliance obtained within thirty (30) days.

7.5.3.5.6

If such deficiencies are not corrected, or cannot be corrected, the mobile home shall be ordered vacated and removed from the premises upon which located, and shall not thereafter be used for human habitation within the County unless all deficiencies are corrected and a Certificate of Compliance obtained.

7.5.3.6

COMPLIANCE WITH OTHER REGULATIONS.

Any mobile home or recreational vehicle located in any permitted area shall comply with and conform to all other zoning laws, rules, regulations, and building, plumbing, electrical, fire prevention, and all other codes and requirements applicable to a structure or building erected within the district in which said mobile home or recreational vehicle is located.

7.5.3.7

GUARANTEES

7.5.3.7.1

For mobile home parks and recreational vehicle parks, adequate and reasonable guarantees must be provided as determined by the Planning Commission and County Commission for permanent retention of open spaces and for the maintenance of roadways, storage facilities, service facilities, and landscaping resulting from the application of these regulations. Guarantees shall be in the form of a bond, or a cash deposit, in the sum to be determined by the Planning Commission, which form must be approved by the County Commission and the County Attorney. The basis for providing assurance of compliance will be a management plan developed by the applicant and approved by the Planning Commission and County Commission that will outline standards of operation, remedies for failure to comply with those standards and a single responsible person or

entity for its administration and dealing with the County.

#### 7.5.3.7.2

In any case, when a mobile home park or recreational vehicle park is owned by more than one person, the developer shall establish and appoint a park manager. The manager shall be authorized to receive, process, and represent fully the interests of the owners in respect to continuing management and maintenance of the park.

#### 7.5.3.7.3

Prerequisite to the operation of any mobile home park or recreational vehicle park in the County shall be the obtaining of an annual business license from the County.

#### 7.5.3.7.4

In the event a mobile home or recreational vehicle park is not completed according to approved plans, or operated and maintained according to the approved management plan, the annual business license may be denied or revoked. The mobile homes or recreational vehicles and associated property and facilities shall be removed, and all services discontinued before any part of the land within the development planning area may be used for any other purpose, or be subdivided.

#### 7.5.3.7.5

The premises on which any mobile home is located, used, or occupied shall be maintained in a clean, orderly and sanitary condition. The accumulation of any rubbish, waste, weeds, inoperative vehicles, or other unsightly material thereon shall constitute a public nuisance and a violation of this Code. Reasonable guarantees to assure compliance with this requirement will be required of the developer and/or owner as a condition of conditional use permit approval and ultimately the issuance of the annual County Business License.

#### 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 close 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.

7.5.5

**ADDITIONAL REQUIREMENTS FOR RECREATIONAL VEHICLE PARKS.**

In addition to the requirements for recreational vehicle parks outlined above in this section, recreational vehicle parks shall meet the following requirements:

7.5.5.1

Recreational vehicle parks shall generally be located:

7.5.5.1.1

Adjacent to or in close proximity to a major traffic artery or highway.

7.5.5.1.2

Near adequate shopping facilities.

7.5.5.1.3

Within or adjacent to a mobile home park.

7.5.5.2

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

7.5.5.3

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.

7.5.5.4

All areas not covered by recreational vehicles, hard surfacing, or buildings shall be landscaped and permanently maintained pursuant to a plan approved by the Planning Commission.

7.5.5.5

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

7.5.5.6

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

7.5.5.6.1

ONE-WAY TRAFFIC.

A minimum of 15 feet in width plus extra width as necessary for maneuvering recreational vehicles.

7.5.5.6.2

TWO-WAY TRAFFIC.

A minimum of 30 feet in width.

7.5.5.6.3

ENTRANCE ROADWAYS:

Minimum of 36 feet in width.

7.5.5.6.4

ROADWAYS:

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

7.5.5.6.5

SIDEWALKS:

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

7.5.5.6.6

ACCESS:

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

7.5.5.7

No individual space in a recreational vehicle park shall be used by one individual recreational vehicle for more than 90 days consecutively, nor shall such space be rented or leased to any one individual for a period longer than 90 days in any one calendar year.

7.5.5.8

Recreational vehicles may be stored where permitted, but not used for permanent living quarters.

7.5.5.9

Recreational vehicles may be stored, displayed, sold and serviced, but not used for living quarters, in a sales lot in an appropriate zoning district when such use is a permitted or a conditional use.

7.5.5.10

10 Recreational vehicles may be accommodated in an approved and licensed mobile home park, provided that:

7.5.5.10.1

the recreational vehicle park portion of the development is separated by barriers, screens, or otherwise from the area of mobile homes.

7.5.5.10.2

The recreational vehicle use area shall have direct access to a collector or arterial street.

7.5.5.10.3

Separate ingress and egress shall be provided for recreational vehicles when required by the Planning Commission.

7.5.5.11

Recreational vehicle parks may be approved by the County Commission in locations permitting such use in this Code. Before such approval is given, a report to the County Commission by the Planning Commission shall find that the proposed development will:

7.5.5.11.1

Be placed on a parcel of land of not less than 5 acres, or within a mobile home park, unless modified by a planned unit development plan.

7.5.5.11.2

Before first occupancy, have at least 25 spaces completed (10 if in a mobile home park), or an approved schedule of financing, construction and phase completion, and approved security, to assure compliance.

7.5.6

**ADDITIONAL REQUIREMENTS FOR MOBILE HOME SUBDIVISIONS.**

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

7.5.6.1

Mobile home subdivisions may be approved by the County Commission in locations permitting such use in this Code. Before such approval may be granted, a report to the County Commission by the Planning Commission shall find that the proposed development will:

7.5.6.1.1

Be located on a parcel of land containing not less than 5 acres.

7.5.6.1.2

Contain lots with a minimum net area of 5,000 square feet and a minimum width of 50 feet.

7.5.6.1.3

Be organized in a homeowners' association, if required by the Planning Commission.

7.5.6.2

The Planning Commission may require a security compound for the storage of vehicles, boats, and other large items, to be provided equivalent to a minimum of 300 square feet of paved area per mobile home lot, to be maintained by a homeowners' association in the mobile home subdivision.

7.5.6.3

Each mobile home shall be skirted or shielded within 45 days of occupancy. If shields are used, they are to be fireproof and painted, or otherwise preserved.

7.5.6.4

Street widths shall be as required by the Developments Regulations, except as may be modified by an approved planned unit development plan.

7.5.6.5

No mobile home in a mobile home subdivision shall be rented or leased for a period of less than 90 days.