

ARTICLE XV

MOBILE HOME PARK AND TRAVEL TRAILER COURT REGULATIONS

Section 1501 Mobile Homes and Travel-Trailers Prohibited – Exceptions

It shall be unlawful to place any travel-trailer on any lot or parcel of land in Daggett County and to use the same for permanent (hooked up to utilities) human habitation, except when located in a travel-trailer court. A travel-trailer shall not stay more than 16 days out of 30 days on the same lot or parcel of land.

It shall be unlawful to place a mobile home on any lot or parcel of land in Daggett County, and to use the same for human habitation, except in compliance with one or more of the following conditions:

1. When temporarily located on a lot for which a building permit has been issued, and a building is being constructed, and is connected to approved water and sewer facilities, but not to exceed one (1) year.
2. When placed in a licensed mobile home park.
3. When placed on a lot that complies with all the regulations of the zone in which the mobile home is located provided:
 - A. Residential dwellings are a permitted use in the zone, and the mobile home is connected to an approved water supply and domestic sewage disposal facility.
 - B. The mobile home is placed upon a permanent foundation and is skirted with brick, masonry, or a continuation of the facing material of the mobile home.
 - C. Will be entered upon the tax roles of Daggett County as real property, as evidenced by a letter or other proof from the county Assessor.
 - D. The mobile home is certified by the U.S. Department of Housing and Urban Development (H.U.D.), or the State of Utah that it has been inspected and has attached to the mobile home a H.U.D. or State of Utah inspection shield.

Section 1502 Mobile Home Park Regulations

1. Approval and intent: The owners of a tract of land not less than eight (8) acres, which land lies in a location which is suitable and appropriate, taking into consideration existing conditions 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 County Commission.

The intent of this provision is:

- A. The topography represented by contours shown at not greater intervals than two (2) feet, when required by the Planning Commission.

- B. The proposed street and trailer space layout.
- C. Proposed reservations for parks, playgrounds, and open spaces.
- D. Tabulations showing percent of area to be devoted to parks, playgrounds, and open space, number of mobile homes, and total area in the mobile home park
- E. Proposed location and number of parking spaces.
- F. Generalized landscaping plan, including water, electric, and gas lines, fire hydrant locations, and sewer lines.
- G. Storm drainage facilities and disposal plan for storm water runoff.
- H. Written approval of the State Division of Health and Uintah Basin Health Department.
- I. Name, address, telephone number of applicant.
- J. Any other data that the Planning commission may require.

3. Utility Drawings: Three (3) copies of detailed construction drawings shall be supplied to and approved by the county engineer, prior to final approval buy the County Commission.

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

- A. Profile and location of water and sewer lines.
- B. Location of water valves and fire hydrants.
- C. Location and size of water meters.
- D. Location and size of sewer manholes.
- E. Storm water disposal plan.

4. Standards and Requirements: The development of a Mobile Home Park shall conform to the following standards and requirements:

- A. The area shall be in one-ownership, or, if in several ownerships, the application for the approval of the mobile Home Park shall be filed jointly by all owners of the property included in the plan.
- B. The density of 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.

C. 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.

D. 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.

E. 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.

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

G. A strip of land at least fifteen (15) feet wide on the sides, and thirty (30) feet in 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 be required.

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

I. Roadways shall be surfaced, and of adequate width to accommodate anticipated traffic as follows:

1. For one-way with no parking: Minimum eighteen (18) feet in width.
2. For two-way traffic with no parking: Minimum thirty (30) feet in width, or larger, as may be required by the County Commission.
3. For entrance streets: 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 as otherwise required by the Planning Commission.

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

K. 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.

L. In addition to meeting the above requirements and conforming to the other laws of the county, all mobile home parks shall also conform to requirements set forth in the code of cap-trailer court, hotel, motel, and resort sanitation regulations adopted by the Utah State Board of Health, and to the fire prevention code. which codes are 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 and this section, this section shall take precedence.

M. 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.

Sewer: The mobile home park shall be served by a private 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 in designated utility easement areas.

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 County Engineer.

Fire Hydrants: Fire hydrants of a design and in sufficient numbers, as approved by the County Engineer and/or fire department, shall be installed according to the county specifications.

Electric: 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.

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.

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

5. Planning Commission and county Commission Approval

The Planning commission shall review the plan and make a recommendation for approval, disapproval, or approval with conditions to the County commission. 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 in the surrounding area. The Planning commission may recommend changes to be made in 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 County Commission that such standards are necessary to insure that the mobile home park will mix harmoniously with adjoining or nearby uses.

6. Guarantees

A. Adequate and reasonable guarantees shall be required for installation of the landscaping including grass and other required improvements, as set forth in this section. Guarantees 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 county Attorney.

B. 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 process, which the agent shall be authorized to receive, process, and represent fully the interests of the owners in respect to continuing management and maintenance of the mobile home park.

C. Prerequisite to the operation of any mobile home park in Daggett County 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..

7. Record Final Plat

After receiving final approval of the mobile home plat by the County Commission, the approved plat shall be recorded in the office of the County 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 by the County Commission and recorded with the county Recorder and a financial guarantee posted guaranteeing that required improvements will be installed without cost to the county.

TRAVEL – TRAILER COURTS

Section 1503 Travel-Trailer Courts, Intent and Zoning

Travel-trailer courts may be permitted only in the CH & CG zones. all such installations shall be permitted only after approval of the County Commission and recommendation of the Planning commission, subject to the restrictions and conditions contained in this ordinance.

1. Approvals – Application: 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 shall show:

- A. Proposed road layout and trailer space.
- B. Proposed reservation for parks, playgrounds, and other open space.
- C. A generalized landscaped plan.
- D. Any other data that the Planning Commission may require.

2. Standards and Requirements: The travel-trailer court shall conform to the following standards and requirements:

- A. Travel-trailer courts shall be minimum of four (4) acres in size.
- B. Entrances and exits from the travel-trailer court shall be by forward motion only.
- C. Mobile homes, as defined in this chapter, shall not be allowed in travel-trailer courts.
- D. 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 fifteen (15) feet to the intersection of two streets.
- E. 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.
- F. All one-way roadways shall be at least twelve (12) feet in width and all two-ways at least twenty (20) feet in width, and all roadways shall be surfaced.
- G. All areas within the court which are not surfaced including the thirty (30) foot setback space shall be landscaped and maintained with lawns, trees, and shrubs and designed to provide privacy and noise containment.

H. 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 or add-on.

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

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

K. Prerequisite to the operations of any travel-trailer court in Daggett County 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 Daggett County.

L. 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, adopted by the Utah State Board of Health, and shall also conform to the fire prevention code, which codes have been adopted by Daggett County.

Section 1504 Additional Regulations

1. 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.

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

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

4. Existing trailer courts not in compliance with this ordinance shall constitute a nonconforming use, but shall be subject to health and sanitary requirements, as provided for in Section 1503.

Section 1505 Definitions

A. Mobile Home. A moveable living unit at least twelve (12) feet in width designed to be transported after fabrication on its own wheels, attached wheels, or lowboy, suitable for year-round occupancy and containing a flush toilet, sleeping accommodations, a tub or shower/bath, kitchen facilities, plumbing and electrical

connections provided for attachment to appropriate external systems. The term, mobile home, shall not include conventional houses, which are manufactured elsewhere, and moved into an area for use as permanent housing.

B. Travel-trailer Camper. The term, 'travel-trailer' or 'camper' shall mean any trailer, R.V. unit or camper used or maintained primarily as a temporary dwelling for travel, vacation, or recreational purposes.

C. Travel-trailer Court. The Term, 'travel-trailer court' shall mean an area or tract of land used to accommodate two (2) or more travel-trailer, camper, or R.V. units. Mobile homes shall not be allowed in travel-trailer courts on either a temporary or permanent basis.

D. Mobile Home Park. An area or tract of land dedicated to use as an area for parking and utilization of mobile homes.