

12-1-17 MOBILE HOME PARKS AND RECREATIONAL VEHICLE PARKS

No Mobile Home Park may be constructed or operated, except in compliance with the standards contained in this Title and all other applicable provisions of this Ordinance. Mobile Home Parks shall not be allowed in any District, unless such use is specifically listed as an allowed or conditional use in that District.

12-1-1701 PURPOSE

1. To permit variety and flexibility in land development for residential purposes by allowing the use of mobile homes in certain districts within the county.
2. To permit development of facilities for recreational vehicles in appropriate districts within the county.
3. To assure that mobile home development and recreational vehicle accommodations in the county will be of such character as to promote the objectives and purposes of this Ordinance, to protect the integrity and characteristics of the districts contiguous to those in which mobile home parks and recreation vehicle parks are located, and to protect other use values contiguous to or near mobile home park and recreational vehicle park uses.

12-1-1702 INCLUSION

Campers, trailers and motor homes are considered recreational vehicles for the purposes of this Ordinance.

12-1-1703 PROVISIONS APPLYING TO MOBILE HOME PARKS

1. Location and Use

- a. Areas for mobile home parks shall generally be located adjacent to or in close proximity to an arterial or collector street, and near adequate shopping facilities.
- b. A portion of a mobile home park in a generally commercial area may be used as a recreational vehicle park, providing all applicable requirements of this Ordinance for that district are met.

12-1-1704 APPROVAL

Mobile home parks may not be constructed unless first approved by the Planning Commission after review of plans for said mobile home park which satisfies the Commission that the proposed development will:

1. Be in keeping with the general character of the zone district within which the proposed development will be located.
2. Be located on a parcel of land containing not less than 2 acres.
3. Have at least 10 spaces completed and ready for occupancy before first occupancy is permitted.
4. Meet all standards and requirements of this Ordinance and all other requirements of applicable ordinances of Juab County.
5. Have the written approval of the State Board of Health.

12-1-1705 APPLICATION

1. An overall plan for development of a mobile home park shall be submitted to the Planning Commission for Site Plan Review (12-1-20). The plan shall be drawn to a scale no smaller than one inch to 30 feet. At least six copies of the plan shall be submitted. The plan shall show the following in addition to that required for site plan review:

- a. The topography of the site represented by contours, shown at not greater intervals than two (2) feet when required by the Planning Commission;
- b. The proposed street and mobile home 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, percent to mobile homes, and total area to be developed;
- e. Proposed location of parking space;
- f. Generalized landscaping and utility plan, including location of water, electricity, gas lines, and fire hydrants;
- g. Any other data that the Planning Commission may require.

12-1-1706 STANDARDS AND REQUIREMENTS

1. Approval of a mobile home park shall be subject to the following conditions and regulations, and any additional conditions imposed by the Planning Commission or Legislative Body.
 - a. The area shall be in one ownership, or if in several ownerships, the application for approval of the development shall be filed jointly by all the owners of the property included in the plan.
 - b. The plans for a mobile home park shall be prepared by such qualified persons and with such additional plans as the Planning Commission may require.
 - c. The number of mobile homes shall be limited to 8 units per acre. 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 visitors thereto.

- d. Not less than 8 percent of the gross land area shall be set aside for the joint use of occupants. The land covered by vehicular roadways, sidewalks, and off-street parking shall not be construed as part of the area required for parks and playgrounds.
- e. 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. All mobile homes and add-ons shall be set back at least ten (10) feet from road curbs or walks. If the tongue of the mobile home remains attached, it shall be set back a minimum of six (6) feet from the road curbs or walks.
- f. All areas not covered by mobile homes, hard-surfacing, or building, shall be landscaped, approved by the County, and such landscaping shall be permanently maintained.
- g. All off-street parking spaces and driveways shall be hard-surfaced before the adjacent mobile home spaces may be occupied.
- h. Within 45 days of occupancy, each mobile home shall be skirted, or shields may be used providing they are fireproof and well painted or otherwise preserved.
- i. A strip of land at least five (5) feet wide surrounding the entire park shall be left unoccupied by mobile homes and shall be planted and maintained in lawn, shrubs, and trees designed to afford privacy to the development.
- j. All storage and solid waste receptacles outside the confines of any mobile home must be housed in a closed structure compatible in design and construction to the mobile homes and to any service buildings within the development. The service buildings shall be constructed to standard commercial practice and kept in good repair as approved by the Building Inspector.

- k. No mobile home space shall be rented for a period of less than 30 days, and occupancy shall be written lease.
- l. The roadways shall be of adequate width to accommodate anticipated traffic, but not less than the following unless modified by an approved Special Exception.
- m. For one-way traffic: 15 feet in width plus extra width as necessary for maneuvering mobile homes.
- n. For two-way traffic: 30 feet in width.
- o. Each mobile home park must have 2 accesses to public streets as a minimum.
- p. There shall be standard street lighting on all dedicated streets.
- q. Storm drainage facilities shall be so constructed as to protect residents of the development as well as adjacent property owners. Such facilities shall be of sufficient capacity to insure rapid drainage and prevent the accumulation of stagnant pools of water in or adjacent to the development.
- r. In addition to meeting the above requirements and conforming to the other laws of the County, all mobile home parks shall also conform to the Uniform Fire Code and to requirements adopted by the Utah State Board of Health.

12-1-1707 PREMISES

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, or other unsightly material thereon shall constitute a nuisance and a violation of this Ordinance, for which the Legislative Body may direct removal of the mobile home from the premises.

12-1-1708 UTILITIES

Every mobile home park shall provide utility service to every mobile home stand or lot as required by Juab County Ordinances and as required by the Planning Commission.

12-1-1709 GUARANTEES

For mobile home parks, adequate and reasonable guarantees must be provided as determined by the Planning Commission for permanent retention of open space and for the maintenance of roadways, storage facilities, service facilities, and landscaping resulting from the application of these regulations. Guarantees may be in the form of a bond, letter credit, escrow, cash deposit, or in other form to be determined by the Planning Commission, which form must be approved by the Legislative Body and County Attorney.

1. In any case when a mobile home park is owned by more than one person, the developer shall establish and appoint a park manager. The manager shall be a resident of the county, and shall be authorized to receive, process, and represent fully the interest of the owners with respect to management and maintenance of the park.
2. Prerequisite to the operation of any mobile home park in the county shall be the obtaining of an annual business license.

12-1-1710 COMPLIANCE WITH OTHER COUNTY REGULATIONS

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

12-1-1711 PROVISIONS APPLYING TO RECREATIONAL VEHICLES AND RECREATIONAL VEHICLE PARKS

1. Location and Use

- a. No recreational vehicle as herein defined shall be located, placed, used, or occupied for residential purposes in any district except within approved and licensed recreational vehicle parks and except as otherwise provided herein.
- b. Recreational vehicle parks shall generally be located: (1) adjacent to or in close proximity to a major traffic artery or highway; (2) near adequate shopping facilities.
- c. No individual space in a recreational vehicle park shall be used by one individual vehicle for more than 30 consecutive days, nor shall such space be rented or leased to any one individual for a period longer than 30 days.
- d. Recreational vehicles may be stored, but not used for living quarters, anywhere within the County in accordance with the following provisions:
 - (1) One such facility may be placed, kept, or maintained wholly within a structure lawfully existing on the premises; or
 - (2) One such facility not over thirty-two (32) feet in length may be placed on a lot provided that it shall not be located in any front or side yard and provided further that no part of any such facility shall be kept closer than five (5) feet to any residence, and provided that no recreational vehicle, trailer, or camper so stored shall be used for residential purposes.
 - (3) Notwithstanding any provisions contained herein, such facility may be located anywhere on the lot, except in a clear vision zone of a corner lot for a temporary period not to exceed 24 hours for loading and unloading.

- e. Recreational vehicles may be stored, displayed, sold and serviced but not for living quarters in a sales lot.
- f. Recreational vehicles may be accommodated in an approved and licensed mobile home park, provided that:
 - (1) The recreational vehicle park portion of the development is separated by barriers, screens, or otherwise from the area of mobile homes.
 - (2) The recreational vehicle use area shall have direct access to a collector or arterial street shown on the Master Street Plan of the county.
 - (3) Separate ingress and egress shall be provided for recreational vehicles when required by the Planning Commission.
 - (4) The Planning Commission recommends approval.

12-1-1712 STANDARDS AND REQUIREMENTS

The development of a recreational vehicle park shall conform to the following standards and requirements:

1. The area shall be in one ownership.
2. The site shall abut upon a collector or arterial street shown on the Master Street Plan of Juab County.
3. All entrances and exits from the recreational vehicle park shall be by forward motion only.
4. No exit or entrance from a recreational vehicle park shall be through a residentially developed area.
5. No entrance or exit of a recreational vehicle park shall be located closer than

thirty (30) to an intersection of two or more streets.

6. All vehicle spaces or pads shall be set back at least twenty (20) feet from any public street.
7. All one-way roadways shall be at least twelve (12) feet in width and all two-way roads at least twenty (20) feet in width, and all roadways shall be hard-surfaced.
8. All areas within the park which are not hard-surfaced, including the 20 foot setback space, shall be landscaped and maintained with lawns, trees, and shrubs designed to provide privacy and noise containment, and shall be equipped with adequate sprinkling devices as determined by the Building Inspector.
9. In a recreational vehicle park, the number of vehicle spaces shall be limited to 20 units per acre. The spaces 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 vehicle spaces, roads, or parking shall be set aside and developed as park, playground, or service areas for the common use and enjoyment of occupants of the development and visitors thereto.
10. Each vehicle space shall be at least twenty (20) in width and at least thirty (30) feet in length, for spaces planned to have the recreational vehicle and towing vehicle park side-by-side; and at least fifteen (15) feet in width and at least forty-five (45) feet in length for spaces planned as drive-through spaces in which the towing vehicle parks in front of the recreational vehicle. Drive-through spaces are recommended whenever the size and shape of the property permits this design.
11. All storage and solid waste receptacles must be housed in a closed structure compatible in design and construction to the character of the parks.
12. The service buildings shall be constructed and maintained to standard commercial practice as approved by the Building Inspector.
13. Off-street and off-roadway parking spaces shall be provided for visitors at the rate of one such space for each 2 recreational vehicle spaces in the recreational vehicle

park; such spaces shall have a minimum width of ten (10) feet and a minimum length of twenty (20) feet and may be grouped in appropriate locations.

14. Storm drainage facilities shall be so constructed as to protect those who will reside in the park as well as adjacent property owners by insuring rapid drainage and preventing accumulation of pools of water.
15. Every recreational vehicle park shall provide utility service as may be required by Juab County Ordinances and as required by the Planning Commission.
16. Public rest rooms, and a dump station shall be provided.

12-1-1713 GUARANTEES

For recreational vehicle parks, adequate and reasonable guarantees must be provided as determined by the Planning Commission for permanent retention of open space and for the maintenance of roadways, storage facilities, service facilities, and landscaping resulting from the application of these regulations.

12-1-1714 LICENSE

No recreational vehicle park shall be operated in the County of Juab until an annual business license has been obtained.