

## 12-1-1706 STANDARDS AND REQUIREMENTS

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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 offstreet 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.