

Art. 3.4

MOBILE HOME PARK (R-4)

A mobile home park may include mobile homes of single width or multiple width or both, single—family detached modular homes, conventionally built single family detached homes, or any combination thereof, but shall not include travel trailers or motor homes. No more than thirty (30) percent of the total number of dwelling units in a mobile home park may be conventionally built or modular single—family detached dwellings.

A. Site Plan

All applications for development of a mobile home park shall be accompanied by a site plan in duplicate drawn to scale, showing the actual dimensions and shape of the lot to be built upon. The site plan shall show:

1. The area and dimensions of the tract of land, with identification of location and boundaries.
2. The number, location and size of all mobile home spaces.
3. The location, width and specifications of driveways, roadways and walkways.
4. The location and specifications of water and sewer lines, and riser pipes.
5. The location and details of lighting, electrical and gas systems.
6. The location and specifications of all buildings constructed or to be constructed within the park.
7. Existing and proposed topography.
8. The location of fire mains, including the size, hydrants, and other equipment which may be provided.
9. Such other information as reviewing officials may reasonably require.

B. Location and Design Criteria

A mobile home development may be allowed by the Planning Commission subject to the following standards. The burden of proving compliance with these standards shall be on the applicant.

1. A mobile home park shall only be located in an R—4 District.
2. All new mobile home parks created after the effective date of this Ordinance shall conform to the regulations and standards established in this

section. No existing mobile home park shall be permitted to expand beyond its existing boundaries unless the new area developed conforms to all the regulations and standards of this Ordinance.

3. A mobile home park shall have a minimum site area of two (2) acres.
4. No mobile home park shall contain more than twenty (20) acres of gross area without express approval of the Planning Commission.
5. Mobile home spaces shall be at least forty (40) feet wide, eighty (80) feet deep and be at least three thousand two hundred (3,200) square feet in size. Every mobile home space shall be clearly defined.
6. No mobile home park shall have an overall density greater than eight (8) dwelling units per acre.
7. Access to mobile home parks shall be only from collector streets, arterials, or highways. No mobile home parks shall have access to or from local residential streets.
8. Condition of soil, groundwater level, drainage, and topography of proposed mobile development sites shall not, in the opinion of the Planning Commission, City Inspector, or City Engineer, create hazards to the property or health and safety of the occupants. Mobile home sites shall not be exposed to objectionable smoke, noise, odors, or other adverse influences.
9. Proposed mobile home sites shall be served by existing municipal water and sanitary sewer services.
10. Proposed mobile home sites shall be accessible to essential community facilities and services such as employment centers, shopping centers and police and fire protection.
11. Mobile home parks shall be located, to the maximum extent possible, in such a manner as to serve as a buffer between commercial uses and medium to high density residential uses.
12. Mobile home parks shall provide a landscaped strip of open space twenty—five (25) feet wide along major highways and local streets.
13. Access to all lots in a mobile home park shall be from interior streets or drives; in no event shall mobile homes be placed in such a manner that continuous

access is provided along existing streets.

14. Where a mobile home development abuts an existing conventional residential development, a planting screen or visual barrier, to be approved by the Planning Commission, must be constructed in such a manner that it provides a continual visual buffer between the two districts a minimum of six (6) feet in height.

15. In all mobile home parks, at least two (2) clearly defined off—street all weather surface parking spaces will be provided for each mobile home space either in or adjacent to the space. Each space will be nine (9) feet by twenty (20) feet in dimension.

16. All mobile home spaces shall abut upon a privately maintained drive of not less than twenty—five (25) feet in width. As a minimum, drives shall have a gravel base and surface and be suitable to carry traffic during all kinds of weather.

17. No accessory structure other than a carport, garden structure, storage building, temporary sun or wind shelter shall be erected for the use of the occupant of an individual mobile home.

18. The minimum distance between a mobile home and another mobile home shall be ten (10) feet from side to side, eight (8) feet from side to rear, and six (6) feet from the rear. The minimum distance between a mobile home and an accessory structure shall be five (5) feet, except that a temporary sun or wind shelter may be less than five (5) feet from the mobile home which it serves.

19. Standard storm straps or tie—down straps shall be attached to the ground in a permanent manner before any mobile home is occupied. Anchors such as cast in place concrete slabs, eyelets imbedded in concrete, screw augers or arrowhead anchors will be permitted. It is required that anchors shall be required at least at each corner of the mobile home and it is recommended that anchors further be provided at intervals of no more than 20 feet. Each anchor shall be able to withstand a tension force of at least 4,800 pounds. The cable or other device shall also be able to withstand a tension of at least 4,800 pounds. Anchors and anchor connections must be approved by the Planning Commission.

C. Sign Requirements

1. No sign or advertising displays are permitted except that one sign not exceeding 15 square feet in area may be erected to advertise the entire premises; and that a bulletin display not exceeding 15 square feet may be maintained in the front yard of the main office of the park.
2. The location of such signs shall be off any street right-of-way.
3. There shall be no advertising signs for home occupations other than one non-illuminated nameplate not more than 2 square feet in area attached to the main or accessory building.