

CHAPTER 12

MOBILE HOME PARKS AND RECREATIONAL VEHICLE PARKS

SECTION:

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8-12-1: PLACEMENT OF RECREATIONAL VEHICLES AND MOBILE HOMES:

A. Recreational Vehicles: It shall be unlawful to place any recreational vehicle on any lot or parcel of land in the county and to use the same for permanent (hooked up to utilities) human habitation, except when located in a recreational vehicle park. A recreational vehicle shall not stay more than sixteen (16) days out of thirty (30) days on the same lot or parcel of land.

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

1. Temporary: 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 year;

2. Licensed Park: When placed in a licensed mobile home park;

3. Lot; Compliance Required: 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 the 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 (HUD), or the state of Utah, that it has been inspected and has attached to the mobile home a HUD or state of Utah inspection shield.

8-12-2: MOBILE HOME PARK REGULATIONS:

A. Permitted: 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.

B. Application: Application for a mobile home park shall be submitted with the following:

1. Topography: The topography represented by contours shown at not greater intervals than two feet (2'), when required by the planning commission.

2. Layout: The proposed street and mobile home space layout.

3. Reserved Spaces: Proposed reservations for parks, playgrounds and open spaces.

4. Tabulations: 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.

5. Parking: Proposed location and number of parking spaces.

6. Landscaping: Generalized landscaping plan, including water, electric and gas lines, fire hydrant locations, and sewer lines.

7. Stormwater: Storm drainage facilities and disposal plan for stormwater runoff.

8. State, County Approval: Written approval of the state division of health and Tri-County health department.

9. Applicant Information: Name, address, telephone number of applicant.

10. Other: Any other data that the planning commission may require.

C. Construction Drawings: Three (3) copies of detailed construction

drawings shall be supplied to and approved by the county engineer, prior to final approval by the county commission. Such construction drawings shall be drawn by a licensed engineer, and shall show the following:

1. Water, Sewer Lines: Profile and location of water and sewer lines.
2. Water Valves, Hydrants: Location of water valves and fire hydrants.
3. Water Meters: Location and size of water meters.
4. Sewer Manholes: Location and size of sewer manholes.
5. Stormwater: Stormwater disposal plan.

D. Standards And Requirements: The development of a mobile home park shall conform to the following standards and requirements:

1. Ownership: 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.
2. Density: 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. 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.

3. Open Space: 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.
4. Distance: No mobile home or add on shall be located closer than fifteen feet (15') from the nearest portion of any other mobile home or add on.

5. Landscaping: All areas 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 drainageways may be left in the natural state.

6. Surfacing: All off street parking spaces and driveways shall be surfaced before the adjacent mobile home spaces may be occupied.

7. Perimeter Space; Fencing: A strip of land at least fifteen feet (15') wide on the sides, and thirty feet (30') 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 foot (6') chainlink or other approved fence around the mobile home park shall be required.

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

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

a. For one-way with no parking: Minimum eighteen feet (18') in width.

b. For two-way traffic with no parking: Minimum thirty feet (30') in width, or larger, as may be required by the county commission.

c. For entrance streets: Minimum of thirty six feet (36') 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 feet (25') from each other, nor closer than twenty five feet (25') to the corner of an intersection, or as otherwise required by the planning commission.

10. Access: Access shall be provided to each mobile home stand by means of an accessway reserved for maneuvering mobile homes from interior private roads.

11. Off Street Parking: 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 feet (100') away from the mobile home space it is designed to serve.

12. Code Compliance: 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 camp 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 chapter as fully set forth herein. In event of any conflict between said regulations or codes and this chapter, this chapter shall take precedence.

E. 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:

1. 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.

2. Water:

a. A public supply of water shall be obtained from an approved public water system.

b. 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.

3. 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.

4. Electric, Telephone: 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.

5. Liquid Or Gaseous Fuels:

a. 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.

b. All fuel lines shall be underground, and, if metered, said meters shall be arranged in a uniform manner.

6. Streetlighting: Streetlighting shall be provided in sufficient number and intensity to permit safe movement of vehicles and

pedestrians at night.

7. Refuse Handling And Receptacles: The storage, collection and disposal of refuse in the mobile home park shall be managed so as to create no health hazards, rodent harborage or accident hazards. All refuse shall be stored in containers provided in sufficient number and capacity to prevent any refuse from overflowing or blowing away. Satisfactory container racks or dumpsters shall be provided at permanent locations convenient to mobile home spaces.

F. 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 development 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 chapter, 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 ensure that the mobile home park will mix harmoniously with adjoining or nearby uses.

G. Guarantees:

1. Required: 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.

2. Agent For Service Of Process: 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.

3. License: Prerequisite to the operation of any mobile home park in the 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.

H. 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.

8-12-3: RECREATIONAL VEHICLE PARK REGULATIONS:

A. Zones Permitted: Recreational vehicle parks may be permitted only in the CH and 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 chapter.

B. Plan Required: Before a permit shall be issued for a recreational vehicle park, the overall plan of the park must be submitted to the planning commission for its review. The plan shall show:

1. Layout: Proposed road layout and recreational vehicle space.
2. Open Space: Proposed reservation for parks, playgrounds and other open space.
3. Landscaping: A generalized landscaped plan.
4. Other: Any other data that the planning commission may require.

C. Standards And Requirements: The recreational vehicle park shall conform to the following standards and requirements:

1. Minimum Size: Recreational vehicle parks shall be minimum of four (4) acres in size.
2. Entrances, Exits: Entrances and exits from the recreational vehicle park shall be by forward motion only.
3. Mobile Homes Prohibited: "Mobile homes", as defined in section 8-2-3 of this title, shall not be allowed in recreational vehicle parks.
4. Location Of Exits And Entrances: No exit or entrance from the recreational vehicle park shall be through a residential zone, and no entrance or exit shall be located closer than fifteen feet (15')

to the intersection of two (2) streets.

5. Setbacks: All recreational vehicles shall be set back at least thirty feet (30') from any public street right of way, except for state or federal highways, where setbacks shall be fifty feet (50').

6. Roadways: All one-way roadways shall be at least twelve feet (12') in width and all two-ways at least twenty feet (20') in width, and all roadways shall be surfaced.

7. Landscaping: All areas within the park which are not surfaced, including the thirty foot (30') setback space, shall be landscaped and maintained with lawns, trees and shrubs, and designed to provide privacy and noise containment.

8. Space Size: Each recreational vehicle space shall be at least twenty five feet (25') in width and at least fifty feet (50') in length. No recreational vehicle or add on shall be located closer than fifteen feet (15') from another recreational vehicle or add on.

9. Perimeter Fencing: A minimum six foot (6') high chainlink or other approved fence shall be installed around the perimeter of the recreational vehicle park.

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

11. License Required: Prerequisite to the operation of any recreational vehicle park in the 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 recreational vehicle 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 of the county.

12. Code Compliance: In addition to meeting the above requirements, all recreational vehicle parks 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 the county.

8-12-4: ADDITIONAL REGULATIONS:

A. Storage Of Recreational Vehicles: Nothing in this chapter shall be interpreted to prohibit storage of a recreational vehicle when

not in use on property of the owner, so long as the recreational vehicle is not utilized as a dwelling. Recreational vehicles shall not be stored on property so as to obstruct the view of traffic, or to create a nuisance for adjoining property owners.

B. Storage Setback: All recreational vehicles shall be stored at least thirty feet (30') back from any public street in any residential zone.

C. Add On Or Addition Requires Consent: No add on or additions shall be allowed in any recreational vehicle or mobile home park without prior consent of the building inspector.

D. Existing, Nonconforming Recreational Vehicle Parks: Existing recreational vehicle parks not in compliance with this chapter shall constitute a nonconforming use, but shall be subject to health and sanitary requirements, as provided for in section 8-12-3 of this chapter.