

CODE OF ORDINANCES
Title XV - LAND USE
CHAPTER 155. - ZONING REGULATIONS
ARTICLE VIII. USE PROVISIONS

Sec. 15-553. Mobile home parks.

- (a) *Occupancy.* No manufactured or mobile home shall be occupied or used for living or sleeping purposes unless it is located in a mobile home park, provided that a manufactured or mobile home may be used as an office for a construction project, circus, or carnival, and provided that one manufactured or mobile home may be used for the temporary residence of a watchman on the site of a construction project, and manufactured or mobile homes may be used as temporary residences for circus or carnival personnel when approved by the zoning board of appeals by a special permit as provided for by section 15-780.
- (b) *Preapplication requirements.* A mobile home park may be permitted in the UT district subject to obtaining a special use permit in accordance with the provisions of this section.
- (c) *Required conditions.*
 - (1) Mobile home parks may be permitted in UT district on parcels or lots of record of not less than five acres of area.
 - (2) In addition to regulations set forth in subsection (c)(1) and (2) of this section, all mobile home parks shall be developed in accordance with design standards set forth in this section.
- (d) *Design and performance standards.*
 - (1) There shall be a maximum of four mobile homes per gross acre.
 - (2) There shall be a minimum of 5,200 square feet of site area per mobile home.
 - (3) 5,000 square feet of area for each ten acres of a mobile home park shall be improved with indoor and outdoor community use facilities and recreational open spaces for use by children. The aggregate community use facilities and open spaces shall not be less than 200 square feet for each mobile or manufactured home space.
 - (4) No mobile home or dwelling unit shall be located ~~in a required front yard or~~ less than 25 feet from the property line of the mobile home park boundary.
 - (5) Only one mobile or manufactured home may be located on a mobile home site as designated in a mobile home park and subject to the following yards and setbacks:
 - a. Front yard and/or rear lot line, a minimum of ten feet;
 - b. Side yard, minimum of five feet;
 - c. Minimum distance of 20 feet between mobile homes and/or other permitted structures; and
 - d. Minimum distance of ten feet from accessory structures or paved parking areas.
 - (6) No accessory structure other than a temporary sun or wind shelter shall be erected for the use of occupants of an individual mobile or manufactured home.
 - (7) All streets for automobile circulation shall be a minimum of 30 feet in width and surfaced with three inches of asphalt or its equivalent and ten inches of compacted aggregate base.
 - (8) A minimum of two improved parking spaces shall be provided for each mobile or manufactured home, one of which shall be on the mobile home site.
 - (9) All utilities, including television service, shall be underground.

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- (10) Adequate landscaping shall be provided, including trees and shrubs around the perimeter of the mobile home park.
- (11) A designated trailer and boat storage area shall be provided with an aggregate area of 50 square feet per mobile home space.