

Chapter 13A-22 – MANUFACTURED HOME PARKS

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Chapter 13A-22 – MANUFACTURED HOME PARKS

13A-22-01 Purpose

The purpose of this Chapter is to:

- A. Permit variety and flexibility in land development for residential purposes by allowing the use of manufactured homes in certain districts within the City.
- B. Assure that manufactured home development will be of such character as to promote the objectives and purposes of this Code, to protect the integrity and characteristics of the zone districts contiguous to those in which manufactured home park are located, and protect other use values contiguous to or near manufactured home parks.
- C. Encourage manufactured home parks to be located adjacent to or in close proximity to an arterial or collector street.

13A-22-02 Provisions Applying to Manufactured Homes and Manufactured Home Parks

A. Location and Use

1. No manufactured home shall be located, placed, used, or occupied in the City except within approved manufactured home subdivisions, manufactured home parks, or manufactured homes sales lots.
2. No portion of a manufactured home park may be used as a recreational vehicle park.

B. **Storage in Sales Lots.** Manufactured homes may be stored, displayed, sold, and serviced in a sales lot as permitted in the Land Use Matrix, Permissible Uses and Standards but shall not be used for living or office purposes.

C. **Storage in Manufactured Home Parks.** Recreational vehicles may be stored in an approved and licensed manufactured home park provided:

1. The recreational vehicle storage area is surrounded by a 6-foot opaque fence.
2. The recreational vehicle storage area shall have direct access from within the manufactured home park.

13A-22-03 Application for Review and Approval of a Manufactured Home Park

- A. **Approval.** Manufactured home parks may not be constructed unless first approved by the Planning Commission. 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 10 acres, or on two or more parcels separated by a street or alley only and totaling at least 10 acres.
 3. Have at least 25 spaces completed and ready for occupancy before first occupancy is permitted.
 4. Meet all the standards and requirements of this Code and all other requirements of applicable ordinances of the City.
 5. Have written approval from all appropriate governmental entities and utility companies.
- B. **Overall Plan Requirement.** An overall plan for development of a manufactured home park shall be submitted to the Planning Commission for site plan review. The plan shall be drawn to a scale no smaller than 1 inch = 30 feet and provide the following:
1. The proposed street and manufactured home space layout.
 2. Site design of parks, playgrounds, and open spaces.
 3. Tabulations showing percent of area to be devoted to open space, amenities, manufactured home and/or recreational vehicle storage, and total area to be developed.
 4. Proposed location of parking spaces for residents, guests, and recreational vehicle storage for both manufactured home parks.
 5. Any other data that the Planning Commission or the Director may require.
 6. When applicable, all subdivision review standards must be followed.

13A-22-04 Standards and Requirements

Approval of a manufactured home park shall be subject to the following conditions and regulations as well as any conditions imposed by the Planning Commission:

1. The number of manufactured homes shall be limited to 10 units per acre. The manufactured homes may be clustered provided 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.

2. Not less than 18% of the manufactured home park shall be landscaped.
3. No manufactured home (excluding awning or carport) shall be located closer than 15 feet from the nearest part of any other manufactured home. All manufactured home add-ons shall be set back at least 10 feet from road curbs or walks. If the tongue of a manufactured home remains attached, it shall be set back a minimum of 6 feet from the road curbs and/or walks.
4. All areas not covered by manufactured homes, hard surfacing, or buildings shall be landscaped in a manner approved by the City, and such landscaping shall be permanently maintained.
5. All off-street parking spaces and driveways shall be hard surfaced before the manufactured home spaces may be occupied.
6. Within 45 days of occupancy, each manufactured home shall be skirted. Shields may be used provided they are fire resistant, weatherproofed, well painted, or otherwise preserved.
7. A strip of land at least 10 feet wide (within the property limits of the park) surrounding the entire park shall be left unoccupied by manufactured homes and shall be planted and maintained in lawn, shrubs, and trees designed to afford privacy to the development. Where a manufactured home park abuts a residential lot other than a manufactured home park, such strip shall be at least 20 feet wide.
8. All storage and solid waste receptacles outside the confines of any manufactured home must be housed in an enclosed structure compatible in design and construction to the manufactured home 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 Chief Building Official.
9. No manufactured home space shall be rented for a period of less than 30 days.
10. There shall be at least one off-street parking space for each mobile home pad and one space for visitor parking.
11. The roadways shall be of adequate width to accommodate anticipated traffic, but not less than the following unless modified by an approved planned unit development plan:
 - a. For two-way traffic: 30 feet (lease line to lease line).
 - b. Publicly dedicated streets shall meet City standards.
12. A manufactured home park shall have at least two vehicle accesses to public streets.
13. Storm drainage facilities shall be constructed to protect residents of the development as well as adjacent property owners. Such facilities shall be of sufficient capacity to ensure rapid drainage and prevent the accumulation of stagnant pools of water in or adjacent to the development in accordance with the Standards and Specifications and Details for Municipal Construction (SSDMC).
14. A manufactured home park shall provide individual utility services to every manufactured home pad or lot as required by City ordinances.

15. In addition to meeting the above requirements and conforming to the other laws of the City, all manufactured home parks shall conform to requirements adopted by the appropriate governmental entities and utility companies.
16. Street and regulatory signs must be properly installed and maintained.

13A-22-05 Maintenance of Premises – Manufactured Home Parks

- A. **General.** The premises on which any mobile/manufactured 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 shall constitute a nuisance and a violation of this Code for which the City may direct removal of the mobile/manufactured home or recreational vehicle from the premises.
- B. **Maintenance of Common Facilities.** For manufactured home parks, adequate and reasonable guarantees must be provided 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 shall be in the form as otherwise provided in this Code for bonding for improvements.
- C. **Park Manager.** The developer/owner(s) shall establish and appoint a park manager. The manager shall be locally available and authorized to receive, process, and fully represent the interests of the owners with respect to management and maintenance of the park.
- D. **Business License.** A City business license shall be obtained prior to the operations of any manufactured home park.

13A-22-06 Compliance with Other Regulations

All manufactured homes shall comply with and conform to all applicable federal, state and local regulations.