

Appendix Chapter V

Mobile/Manufactured Home Park Development Standards

- A. The perimeter of the park shall be landscaped with evergreen trees or shrubs at least 3' high, and an average of 5' high, spaced so as to provide a minimum 85% opaque landscape screening within 3 years of planting.
- B. Minimum 5' high chain link or other type security fence shall be installed along every property line where the park is adjacent to a private property. Such a fence may be within or outside of required perimeter landscaping. Any openings within such security fence may be approved with the written approval of the adjacent property owner.
- C. Utility service within park shall be installed consistent with the requirements of the Public Works Standards. Termination of water and sewer utility service to each mobile home shall be consistent with Public Works Standards or, in the absence of a specific standard, with the Uniform Plumbing Code Appendix E (Mobile Home Parks).
- D. No mobile home site or pad shall be located within a regulatory floodway or wetland.
- E. Every mobile home site or pad located in a floodplain shall be elevated to or above the flood protection elevation (FPE), and every utility connection shall also be so elevated.
- F. Every mobile home site or pad designed to accommodate a 'single-wide' unit (maximum 14' wide) shall provide a minimum 30' frontage on a private road or access drive, and a minimum 3000 sq ft of site area.
- G. Every mobile home site or pad designed to accommodate a double-wide or larger unit (more than 14' wide), or single-wide units with 'tip-out' or 'slide-out' components, shall provide a minimum 40' frontage on a private road or access drive, and a minimum 4000 sq ft of site area.
- H. Every mobile home site or pad shall provide for a minimum of 2 parking spaces on each site, or 1 parking space on such site and 1 parking space located within 200' of the site in a common parking lot or area within the park.
- I. Every mobile home site or pad shall provide an area for a portable storage building or shed of 120 sq ft.
- J. Every mobile home site or pad shall be located adjacent to a private road or driveway within the park. Such road or driveway shall be a minimum 40' wide, with a paved surface not less than 25' wide. Water and sewer utilities shall be located within an easement on such road or driveway, and shall not be located under any paved surface except for an undercrossing.
- K. Every mobile home shall be installed consistent with the manufacturer's installation requirements including foundation requirements. In the absence of such installation requirements, such unit shall be installed consistent with minimum HUD standards for mobile homes.
- L. A site development permit shall be required for the installation, but not removal, of any mobile home upon any site or pad in any park. Application for such permit shall be on forms provided by the city (Appendix B), and submitted to the DRC for review and approval.