

**DELTA CITY
ORDINANCE 26-325**

**AN ORDINANCE AMENDING DEVELOPMENT STANDARDS IN THE MOBILE
HOME (M-H) ZONE.**

WHEREAS, the Delta City Planning Commission caused a notice of a public hearing in the Millard County Chronicle Progress, a newspaper of general circulation, and timely posted on the Utah Public Notice Website on January 26, 2026;

WHEREAS, the Delta City Planning Commission held a public hearing on February 11, 2026 regarding amendments to the development standards in the Mobile Home (M-H) Zone;

WHEREAS, the Delta City Planning Commission recommended changes to the Delta City Code regarding development standards in the Mobile Home (M-H) Zone;

WHEREAS, after receiving public comment and careful consideration, the City Council has determined that it is in the best interest of the health, safety and welfare of the City and its residents to amend the development standards in the Mobile Home (M-H) Zone.

NOW THEREFORE, be it ordained by the Council of the Delta City, in the State of Utah, as follows: Delta City Code 18.28 MOBILE HOME (M-H) ZONE; 18.48 MOBILE HOME PARKS; and 12.04 STREETS, SIDEWALKS AND PUBLIC WAYS are hereby amended as set out below.

SECTION 1: **AMENDMENT** “18.28.020 MINIMUM LOT AND DEVELOPMENT STANDARDS” of the Delta Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

18.28.020 MINIMUM LOT AND DEVELOPMENT STANDARDS

ZONE DISTRICT M-H

MINIMUM LOT AND DEVELOPMENT STANDARDS

	Minimum Lot Area	Minimum Lot Width	Setbacks	Height	Sidewalks
Lot	7,500 square ft.	60' Corner lots shall have frontage of 75'	Minimum front yard: 20' (principal or accessory structure) Corner lots having frontage shall require a 20' front yard setback and a setback of 20' from the other street frontage Minimum Side Yard: 10' (principal or accessory structure) Minimum Rear Yard: 10' (principal or accessory structure)	35'	Yes

Accessory structures must be at least 10' behind the principal structures.

Sidewalk required along all properties sides abutting streets. Required only on new construction of primary structures.

AFTER AMENDMENT

18.28.020 MINIMUM LOT AND DEVELOPMENT STANDARDS

ZONE DISTRICT M-H

MINIMUM LOT AND DEVELOPMENT STANDARDS

	Minimum Lot Area	Minimum Lot Width	Setbacks	Height	Sidewalks
		60'	Minimum front yard: 20' (principal or accessory structure) Corner lots having frontage shall require a 20' front yard setback and a setback of 20'		

Lot	7,500 square ft.	Corner lots shall have frontage of 75'	from the other street frontage Minimum Side Yard: 10' (principal or accessory structure) Minimum Rear Yard: 10' (principal or accessory structure)	35'	~~Yes~~ <u>No</u>
-----	------------------	--	--	-----	--------------------------

Accessory structures must be at least 10' behind the principal structures.

~~Sidewalk required along all properties sides abutting streets. Required only on new construction of primary structures.~~ Sidewalk, curb and gutter are not required in this zone.

SECTION 2: AMENDMENT "18.48.020 LOT AND DEVELOPMENT STANDARDS" of the Delta Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

18.48.020 LOT AND DEVELOPMENT STANDARDS

The following development standards apply to all new development in the M-H zone:

TABLE 9-14-2

MINIMUM LOT AND DEVELOPMENT STANDARDS

		Width	Setbacks	Sidewalks Required	Height
Lot	Standards	40'	Front: 10' Side: 10' Rear: 10'	Yes (see also DCC 12.04.030 and DCC 16.28.030 paragraph D)	35'
	Exceptions	No	A corner lot shall have 2 fronts, 2 sides, 0 rear. Front is determined by location of street		

Mobile home park size, area, and density:

- A. Mobile home parks shall have a minimum area of four (4) acres and a maximum area of twenty (20) acres.
- B. Mobile-home parks shall have a maximum density of six (6) dwelling units per acre. (Ord. 18-277, 2-15-2018)

AFTER AMENDMENT

18.48.020 LOT AND DEVELOPMENT STANDARDS

The following development standards apply to all new development in the M-H zone:

TABLE 9-14-2

MINIMUM LOT AND DEVELOPMENT STANDARDS

		Width	Setbacks	Sidewalks Required	Height
Lot	Standards	40'	Front: 10' Side: 10' Rear: 10'	~~Yes (see also DCC 12.04.030 and DCC 16.28.030 paragraph D)~~	<u>No</u> 35'
	Exceptions	No	A corner lot shall have 2 fronts, 2 sides, 0 rear. Front is determined by location of street		

Mobile home park size, area, and density:

- A. Mobile home parks shall have a minimum area of four (4) acres and a maximum area of twenty (20) acres.
- B. Mobile-home parks shall have a maximum density of six (6) dwelling units per acre. (Ord. 18-277, 2-15-2018)

SECTION 3: AMENDMENT "18.48.030 ZONING AND REGULATORY REQUIREMENTS" of the Delta Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

18.48.030 ZONING AND REGULATORY REQUIREMENTS

A. Permits:

1. No person shall construct, maintain or operate any mobilehome park within the City limits without first obtaining a permit for the mobilehome park from the City Recorder and a certificate of occupancy from the City Building Inspector.
2. Any person or other entity who commences development or operation of a mobilehome park without first securing the necessary permits and licenses from the City shall be guilty of developing or operating a mobilehome park without a proper permit. When the building inspector or other authorized person learns of a violation, he or she shall have authority to require that the work or operation stop immediately and that it not continue until an authorized person acquires a permit.
3. Any person or entity that violates this paragraph A shall be guilty of an infraction, and shall be fined an amount not to exceed seven hundred fifty dollars (\$750.00) for each offense. A separate offense shall be deemed

committed upon each day during or on which a violation occurs or continues.

4. Before a permit shall be issued for a mobilehomepark, the overall site plan of the development must be submitted to the Planning Commission for its review and approval. The overall site plan must show:

- a. Sufficient information to locate accurately the property under review;
 - b. The topography represented by contours shown at intervals no greater than two feet (2');
 - c. The proposed street and typical mobilehome layout;
 - d. Proposed reservations for parks, playgrounds and open spaces;
 - e. Size and character of recreation buildings, pergolas, arbors and other structures associated with land and facilities to be used by the mobilehomepark occupants;
 - f. Proposed location of parking spaces;
 - g. Proposed landscape planting plan, including the type and location of plant materials, location of water and sewer lines, fire hydrants, curbs and other improvements;
 - h. Tabulations showing
 - (1) Proposed road layout and trailer space;
 - (2) Proposed reservations for parks, playgrounds, and other open spaces;
 - (3) Proposed location for service facilities;
 - (4) A generalized landscape plan;
 - i. Proposed location of water and sewer lines, fire hydrants, curbs and other improvements;
 - j. Any other data that the Planning Commission may require.
5. No person shall use, permit or cause to be used a mobilehome which is structurally unsound, which constitutes a safety hazard, or which does not adequately protect its occupants against the elements.
6. No person shall construct, enlarge, alter, improve or convert any lands within the City limits for use as a mobilehomepark without first obtaining a valid permit for such work from the City office.
7. Applications for a mobilehomepark shall be submitted to the Planning Commission at its regular meeting and shall be granted or denied only after a public hearing preceded by a two (2) week notice officially published by the Planning Commission.
8. In addition to any applicable regulations in this title, all development of mobile home parks shall strictly conform to the procedures and standards set forth in the City subdivision ordinance (See DCC 16.28).

B. Inspections:

1. The Building Inspector or Code Enforcement Officer shall make such inspections of the mobilehomepark, at the expense of the owner, during development and upon completion, as may be necessary to determine satisfactory compliance with this and other applicable ordinances and regulations and shall take such steps as necessary to enforce compliance. (See also DCC 16.08 and DCC 18.08.120).
2. The Building Inspector and/or Fire Chief may have the power to enter annually or at reasonable times upon any private or public property for the purpose of inspecting and investigating conditions relating to the enforcement of this title or regulations issued under it for the purpose of its enforcement.
3. The Building Inspector and Fire Chief are hereby authorized and directed to inspect the mobilehomepark, at least yearly, by the first business day in December, to determine satisfactory compliance with this chapter and the regulations issued hereunder.
4. The Building Inspector and Fire Chief, or their representatives, are hereby authorized to enter at reasonable times upon any private or public property for the purpose of inspecting and investigating conditions relating to the enforcement of this chapter.
5. As a condition of the issuance of a permit, an applicant shall, upon demand, allow continuing inspections of the place of business or other activity to ensure compliance with all applicable zoning, health, or safety regulations.
 - a. The City may refuse to issue a permit or may suspend or revoke a permit if an applicant should, for any reason, fail or refuse to cooperate with such an inspection.
 - b. No fee shall be charged for inspection to the tenant of a rental dwelling.

C. Certificate Of Occupancy: Upon the final approval by the building inspector that the newly developed mobile home park complies with all applicable City and State regulations, the building inspector shall issue the developer a certificate of occupancy.

D. Physical Requirements For Mobile Home Parks: The soil conditions, groundwater level, drainage and topography of mobile home parks shall not create hazards to the property, adjacent properties or to the health and safety of the occupants. The site shall not be exposed to objectionable smoke, dust, noise, odors or other adverse environmental influences, and no portion shall be subject to predictable sudden flooding or erosion. The site shall not be used for any purpose which would expose persons or property to hazards to health or safety. The site must comply with HUD standards.

E. Common-use Areas:

1. No less than ten percent (10%) of the gross area of the mobilehomepark shall be set aside for common use. The land covered by vehicular roadways, sidewalks, off-street parking and landscaped areas surrounding trailer spaces that are pertinent to each trailer space and area devoted to service facilities shall not be construed as being part of the area required for common use areas, parks and playgrounds.
2. A strip of land at least eight feet (8') wide surrounding the mobilehomepark shall be left unoccupied by mobilehomes and shall be landscaped and maintained.

F. Final Plans And Lot Placement:

1. Within one (1) year after approval of the preliminary plan, the subdivider shall submit to the Planning Commission a final site plan of either the entire mobilehomepark or the first phase of such development that is to be constructed. The plan shall show:
 - a. Area of land within the development;
 - b. Number of lots provided;
 - c. Number of mobilehomes provided;
 - d. Number of parking spaces provided;
 - e. Storm drainage and runoff calculations, as specified in DCC 16.28.030 paragraph H;
 - f. Percentage of the area to be devoted to common-use areas;
 - g. Any other data the Planning Commission may require.
2. Mobile home parks within the City shall have acceptable lot markers for each

individual mobilehome lot. Lot markers for individual mobilehome lots shall substantially conform to the depicted lot markers and lot size on the approved plan. The mobilehomepark owner shall have responsibility to ensure that lot markers conform to this chapter.

- G. **Lot Markers:** The limits of each mobile home lot shall be clearly marked on the ground by permanent flush stakes or other suitable means.
- H. **Livable Open Space:** Livable open space shall be provided on each mobile home lot in an amount equal to at least ten percent (10%) of the lot area; provided, that in no case shall livable space be required to be less than three hundred (300) square feet. Such required livable open space shall not have a dimension of less than fifteen feet (15').
- I. **Utilities:** Each mobile home space shall be provided with underground electric, natural gas, and telephone service. All other utility lines and communication systems to individual lots, which may be installed, shall also be underground. Risers for connections, meters, necessary service attachments, etc., which must be above-ground, shall be as uniform in appearance and as unobtrusive as practicable.
- J. **Water Supply And Distribution:**
1. The park culinary water supply system shall be connected to the City water system and shall be the only water system used. The City will supply the master meter connecting to the park. All other water lines shall remain private. All water piping fixtures and other equipment shall be constructed in accordance with applicable local, State and Federal regulations and shall be of a type and in locations approved by appropriate health agencies.
 2. Each lot shall have an approved shutoff valve of sufficient depth and approved by the Water Superintendent to allow and provide for water control. Installation of backflow valves are encouraged and shall be in accordance with the applicable code.
 3. Fire hydrants shall be constructed within or adjacent to a mobilehomepark as required by the Fire Chief to comply with the Fire Code; provided, however, the maximum distance from any mobilehome is no more than 500 feet from a fire hydrant.
- K. **Gas And Electricity:**
1. Gas equipment and installations within the mobilehomepark shall be designed and constructed in accordance with applicable codes and regulations.
 2. All electrical wiring, fixtures and other material or equipment shall be designed and constructed in accordance with applicable Electrical Codes.
- L. **Telephone And Television:** When telephone or cable television service is provided, the distribution system shall be underground unless evidence can be presented demonstrating that such installation is impractical.
- M. **Sewage Disposal:** Sewage systems shall meet local and State codes and regulations for each lot in the park. All sewage systems within the park shall remain private. Connections shall be made to a public sewage system. All joints shall be watertight. Provisions shall be made for sealing riser pipes on unoccupied lots. Surface drainage shall be diverted away from risers. Rims of risers shall extend at least four inches (4") above ground elevation.
- N. **Setback, Yard Size, Separation Buildings:** No two (2) mobile homes shall have any point less than twenty feet (20') apart, and all mobile homes shall be set back at least ten feet (10') from the roadway within the mobile home park. The minimum distance from the shorter dimension side of a mobile home to a boundary of the mobile home park shall be eight feet (8'). The minimum distance from the longer dimension side of a mobile home to a boundary of the mobile home park shall be twenty feet (20'). A strip of land at least eight feet (8') wide surrounding the mobile home park shall be left unoccupied.
- O. **Skirting:** Each mobile home shall be skirted within thirty (30) days after installation in a mobile home park. Skirting shall be of aluminum or other durable and noncorrosive metal or other material so constructed and attached to the mobile home as to deter and prevent the entry of animals and to screen from view any materials that might be stored under the mobile home.
- P. **Carports, Awnings, Patio Covers Etc.:** All carports, awnings, patio covers or similar accessory structures or constructions shall meet all applicable City Building Codes, including building permit and inspection requirements.
- Q. **Individual Structures:** Accessory buildings shall be located at least twenty feet (20') from the back of the sidewalk. An accessory building may be located on the side or rear line of a space provided it is located more than forty feet (40') from the street, is located more than ten feet (10') from any mobile home or dwelling unit on the space or any adjacent space or property line, has not openings on the side or sides contiguous to the space boundaries, and discharges not roof drainage onto the adjoining space. All other accessory buildings shall be located at least five feet (5') from the space boundary.
- R. **Streets And Street Lighting:**
1. Ingress/Egress: There shall be no more than two (2) entrances from the mobilehomepark onto any one (1) street, which entrances shall be no closer than twenty-five feet (25') from each other. Mobilehomeparks must have immediate access to one or more collector or arterial streets. No mobile home lot within a mobilehomepark may be accessed by a public right-of-way, road, or street, and shall be accessible by a private road, street or drive meeting the standards provided by this Chapter.
 2. Streets, drives, parking and service areas within the mobilehomepark shall provide safe and convenient access to dwelling units and supporting facilities and shall allow convenient access for service and emergency vehicles. Access to individual lots within the mobilehomepark shall be limited to streets internal to the park. .
 3. All streets in a mobilehomepark shall have a paved width of not less than thirty-five feet (35'). All streets shall be constructed in accordance with the standard specification of the City for construction of City streets, including, but not limited to, type and thickness of the base, compaction, thickness and type of pavement. No street shall be constructed until the design thereof has been approved by the Public Works Director or his assignee.
 4. Dead-end streets are not allowed.
 5. Lighting shall be designed to produce a minimum of 0.1 foot-candles throughout the street system. Potentially hazardous locations, such as major street intersections, shall be illuminated with a minimum of 0.3 foot-candles.
 6. Street lighting must be provided at each street intersection, or in cases where blocks exceed six-hundred and sixty feet (660'), every four hundred to five hundred feet (400'-500').
- S. **Parking:** Each mobile home space shall include a paved parking space with a minimum size of eighteen feet (18') by twenty feet (20'). The parking space shall be paved with concrete (to the Public Works Director specification) and shall be provided with paved access to the street. There shall be a minimum of one (1) space of visitor parking for every four (4) mobile home spaces in the mobile home park. All visitor

parking shall be located within a reasonable distance of a group of mobile home spaces as approved by the Planning Commission.

T. Curb, Gutter, And Sidewalks:

1. All streets in a mobilehome park shall have a concrete curb, gutter, and sidewalk on each side. The curb and gutter must comply with the standards in DCC 16.28.030 paragraph D. The sidewalk shall be four feet (4') in width. All concrete shall conform to the City's specifications for curb, gutter, and sidewalk.
2. Each mobilehome space shall abut the sidewalk along the street frontage or a paved parking space bounded by a paved walkway with a width of not less than four feet (4').

U. Penalty For Violation; Penalty And Procedure For Violating This Chapter:

1. Any person or other entity who violates any provision of this chapter shall be guilty of an infraction and shall be fined an amount not to exceed seven hundred fifty dollars (\$750.00) for each offense and shall be required to correct the violation.
2. Before issuing a citation for an infraction, the building inspector or other authorized person shall issue a warning notice, describing the alleged offense, the location, the ordinance or Code section involved, and a statement of what must be done to correct the violation. The notice shall state the date by which such correction must be completed. Such date shall give five (5) calendar days from the date of the notice; provided, that a shorter time shall be specified if there is substantial immediate danger to persons or property. A longer time than five (5) days shall be stated if there would be practical physical difficulties in completing the correction within five (5) days and there is no emergency.
3. Failure of the City to issue a warning as described in paragraph U,2 shall not affect the validity of any prosecution for an infraction.

V. Safety And Fire Protection:

1. Mobile home parks shall be subject to the fire and safety rules and regulations as set up by the City Council.
2. Mobile home parks shall be kept free of litter, rubbish, and other flammable materials.
3. Portable fire extinguishers of a type approved by the Fire Chief or his authorized representative shall be kept in mobilehome park service buildings and at all other locations designated by the Fire Chief and shall be maintained in good operating condition.
4. Cooking shelters, barbecue pits, fireplaces, and stoves shall be so located, constructed, maintained and used to minimize fire hazards and smoke nuisance, both on the property on which they are used and on neighboring property. Installation of stoves and fireplaces must meet current Building Code regulations. Stoves must be UL approved for mobilehomes. An inspection shall be made by the Fire Chief prior to the operation of such stoves and/or fireplaces.
5. Fire hydrants shall be installed in accordance with all applicable Fire and Building Codes. Fire hydrants shall be constructed within or adjacent to a mobilehome park as required by the Fire Chief to comply with the Fire Code; provided, however, the maximum distance between hydrants, when measured along the street shall be five hundred (500').
6. Fire hydrants shall be of the type, size and number as approved by the Delta City Public Works Director and installed by the subdivider. Spacing and placement of hydrants shall be in accordance with adopted fire code, or as otherwise directed by the Fire Department.

W. Age Limit of Mobile Homes: All trailers and mobile homes must comply with current HUD standards.

X. Mobile Home Storage: It shall be unlawful for any person to place, keep, maintain, or permit to be placed, kept, or maintained, a mobile home upon any lot, piece, or parcel of land within the City except in the Mobile Home (M-H) Zone.

Y. Risers: All risers must comply with HUD standards.

Z. Responsibilities Mobile Home Park Occupants: Mobile home park occupants shall comply with all applicable requirements of this chapter and regulations issued hereunder, and shall maintain their mobile home lots, facilities and equipment in good repair, in a clean and sanitary condition and in a manner free of fire hazards.

AA. Permit Required Prior To Relocation And Occupancy: A mobile home permit shall be required to move any mobile home into a mobile home park. Occupancy may occur after inspection and approval by the City building inspector.

AB. Conflict With State Or Federal Law: Nothing in this chapter or in its interpretation, application or enforcement shall act or be allowed to operate in conflict with any State or Federal law. (Ord. 18-277, 2-15-2018)

AFTER AMENDMENT

18.48.030 ZONING AND REGULATORY REQUIREMENTS

A. Permits:

1. No person shall construct, maintain or operate any mobile home park within the City limits without first obtaining a permit for the mobile home park from the City Recorder and a certificate of occupancy from the City Building Inspector.
2. Any person or other entity who commences development or operation of a mobile home park without first securing the necessary permits and licenses from the City shall be guilty of developing or operating a mobile home park without a proper permit. When the building inspector or other authorized person learns of a violation, he or she shall have authority to require that the work or operation stop immediately and that it not continue until an authorized person acquires a permit.
3. Any person or entity that violates this paragraph A shall be guilty of an infraction, and shall be fined an amount not to exceed seven hundred fifty dollars (\$750.00) for each offense. A separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.
4. Before a permit shall be issued for a mobile home park, the overall site plan of the development must be submitted to the Planning Commission for its review and approval. The overall site plan must show:
 - a. Sufficient information to locate accurately the property under review;
 - b. The topography represented by contours shown at intervals no greater than two feet (2');
 - c. The proposed street and typical mobile home layout;
 - d. Proposed reservations for parks, playgrounds and open spaces;
 - e. Size and character of recreation buildings, pergolas, arbors and other structures associated with land and facilities to be used by the mobile

- home.park occupants;
 - f. Proposed location of parking spaces;
 - g. Proposed landscape planting plan, including the type and location of plant materials, location of water and sewer lines, fire hydrants, ~~curbs~~ and other improvements;
 - h. Tabulations showing
 - (1) Proposed road layout and trailer space;
 - (2) Proposed reservations for parks, playgrounds, and other open spaces;
 - (3) Proposed location for service facilities;
 - (4) A generalized landscape plan;
 - i. Proposed location of water and sewer lines, fire hydrants, ~~curbs~~ and other improvements;
 - j. Any other data that the Planning Commission may require.
5. No person shall use, permit or cause to be used a mobile home which is structurally unsound, which constitutes a safety hazard, or which does not adequately protect its occupants against the elements.
 6. No person shall construct, enlarge, alter, improve or convert any lands within the City limits for use as a mobile home park without first obtaining a valid permit for such work from the City office.
 7. Applications for a mobile home park shall be submitted to the Planning Commission at its regular meeting and shall be granted or denied only after a public hearing preceded by a two (2) week notice officially published by the Planning Commission.
 8. In addition to any applicable regulations in this title, all development of mobile home parks shall strictly conform to the procedures and standards set forth in the City subdivision ordinance (See DCC 16.28). This provision does not apply to DCC 16.28.50(D)—curbs, gutters and sidewalks are not required in the M-H Zone.
- B. Inspections:**
1. The Building Inspector or Code Enforcement Officer shall make such inspections of the mobile home park, at the expense of the owner, during development and upon completion, as may be necessary to determine satisfactory compliance with this and other applicable ordinances and regulations and shall take such steps as necessary to enforce compliance. (See also DCC 16.08 and DCC 18.08.120).
 2. The Building Inspector and/or Fire Chief may have the power to enter annually or at reasonable times upon any private or public property for the purpose of inspecting and investigating conditions relating to the enforcement of this title or regulations issued under it for the purpose of its enforcement.
 3. The Building Inspector and Fire Chief are hereby authorized and directed to inspect the mobile home park, at least yearly, by the first business day in December, to determine satisfactory compliance with this chapter and the regulations issued hereunder.
 4. The Building Inspector and Fire Chief, or their representatives, are hereby authorized to enter at reasonable times upon any private or public property for the purpose of inspecting and investigating conditions relating to the enforcement of this chapter.
 5. As a condition of the issuance of a permit, an applicant shall, upon demand, allow continuing inspections of the place of business or other activity to ensure compliance with all applicable zoning, health, or safety regulations.
 - a. The City may refuse to issue a permit or may suspend or revoke a permit if an applicant should, for any reason, fail or refuse to cooperate with such an inspection.
 - b. No fee shall be charged for inspection to the tenant of a rental dwelling.
- C. Certificate Of Occupancy:** Upon the final approval by the building inspector that the newly developed mobile home park complies with all applicable City and State regulations, the building inspector shall issue the developer a certificate of occupancy.
- D. Physical Requirements For Mobile Home Parks:** The soil conditions, groundwater level, drainage and topography of mobile home parks shall not create hazards to the property, adjacent properties or to the health and safety of the occupants. The site shall not be exposed to objectionable smoke, dust, noise, odors or other adverse environmental influences, and no portion shall be subject to predictable sudden flooding or erosion. The site shall not be used for any purpose which would expose persons or property to hazards to health or safety. The site must comply with HUD standards.
- E. Common-use Areas:**
1. No less than ten percent (10%) of the gross area of the mobile home park shall be set aside for common use. The land covered by vehicular roadways, sidewalks, off-street parking and landscaped areas surrounding trailer spaces that are pertinent to each trailer space and area devoted to service facilities shall not be construed as being part of the area required for common use areas, parks and playgrounds.
 2. A strip of land at least eight feet (8') wide surrounding the mobile home park shall be left unoccupied by mobile homes and shall be landscaped and maintained.
- F. Final Plans And Lot Placement:**
1. Within one (1) year after approval of the preliminary plan, the subdivider shall submit to the Planning Commission a final site plan of either the entire mobile home park or the first phase of such development that is to be constructed. The plan shall show:
 - a. Area of land within the development;
 - b. Number of lots provided;
 - c. Number of mobile homes provided;
 - d. Number of parking spaces provided;
 - e. Storm drainage and runoff calculations, as specified in DCC 16.28.030 paragraph H;
 - f. Percentage of the area to be devoted to common-use areas;
 - g. Any other data the Planning Commission may require.
 2. Mobile home parks within the City shall have acceptable lot markers for each individual mobile home lot. Lot markers for individual mobile home lots shall substantially conform to the depicted lot markers and lot size on the approved plan. The mobile home park owner shall have responsibility to ensure that lot markers conform to this chapter.
- G. Lot Markers:** The limits of each mobile home lot shall be clearly marked on the ground by permanent flush stakes or other suitable means.
- H. Livable Open Space:** Livable open space shall be provided on each mobile home lot in an amount equal to at least ten percent (10%) of the lot area; provided, that in no case shall livable space be required to be less than three hundred (300) square feet.

- Such required livable open space shall not have a dimension of less than fifteen feet (15').
- I. **Utilities:** Each mobile home space shall be provided with underground electric, natural gas, and telephone service. All other utility lines and communication systems to individual lots, which may be installed, shall also be underground. Risers for connections, meters, necessary service attachments, etc., which must be above-ground, shall be as uniform in appearance and as unobtrusive as practicable.
- J. **Water Supply And Distribution:**
1. The park culinary water supply system shall be connected to the City water system and shall be the only water system used. The City will supply the master meter connecting to the park. All other water lines shall remain private. All water piping fixtures and other equipment shall be constructed in accordance with applicable local, State and Federal regulations and shall be of a type and in locations approved by appropriate health agencies.
 2. Each lot shall have an approved shutoff valve of sufficient depth and approved by the Water Superintendent to allow and provide for water control. Installation of backflow valves are encouraged and shall be in accordance with the applicable code.
 3. Fire hydrants shall be constructed within or adjacent to a mobile home park as required by the Fire Chief to comply with the Fire Code; provided, however, the maximum distance from any mobile home is no more than 500 feet from a fire hydrant.
- K. **Gas And Electricity:**
1. Gas equipment and installations within the mobile home park shall be designed and constructed in accordance with applicable codes and regulations.
 2. All electrical wiring, fixtures and other material or equipment shall be designed and constructed in accordance with applicable Electrical Codes.
- L. **Telephone And Television:** When telephone or cable television service is provided, the distribution system shall be underground unless evidence can be presented demonstrating that such installation is impractical.
- M. **Sewage Disposal:** Sewage systems shall meet local and State codes and regulations for each lot in the park. All sewage systems within the park shall remain private. Connections shall be made to a public sewage system. All joints shall be watertight. Provisions shall be made for sealing riser pipes on unoccupied lots. Surface drainage shall be diverted away from risers. Rims of risers shall extend at least four inches (4") above ground elevation.
- N. **Setback, Yard Size, Separation Buildings:** No two (2) mobile homes shall have any point less than twenty feet (20') apart, and all mobile homes shall be set back at least ten feet (10') from the roadway within the mobile home park. The minimum distance from the shorter dimension side of a mobile home to a boundary of the mobile home park shall be eight feet (8'). The minimum distance from the longer dimension side of a mobile home to a boundary of the mobile home park shall be twenty feet (20'). A strip of land at least eight feet (8') wide surrounding the mobile home park shall be left unoccupied.
- O. **Skirting:** Each mobile home shall be skirted within thirty (30) days after installation in a mobile home park. Skirting shall be of aluminum or other durable and noncorrosive metal or other material so constructed and attached to the mobile home as to deter and prevent the entry of animals and to screen from view any materials that might be stored under the mobile home.
- P. **Carports, Awnings, Patio Covers Etc.:** All carports, awnings, patio covers or similar accessory structures or constructions shall meet all applicable City Building Codes, including building permit and inspection requirements.
- Q. **Individual Structures:** Accessory buildings shall be located at least twenty feet (20') from the back of the sidewalk. An accessory building may be located on the side or rear line of a space provided it is located more than forty feet (40') from the street, is located more than ten feet (10') from any mobile home or dwelling unit on the space or any adjacent space or property line, has not openings on the side or sides contiguous to the space boundaries, and discharges not roof drainage onto the adjoining space. All other accessory buildings shall be located at least five feet (5') from the space boundary.
- R. **Streets And Street Lighting:**
1. Ingress/Egress: There shall be no more than two (2) entrances from the mobile home park onto any one (1) street, which entrances shall be no closer than twenty-five feet (25') from each other. Mobile home parks must have immediate access to one or more collector or arterial streets. No mobile home lot within a mobile home park may be accessed by a public right-of-way, road, or street, and shall be accessible by a private road, street or drive meeting the standards provided by this Chapter.
 2. Streets, drives, parking and service areas within the mobile home park shall provide safe and convenient access to dwelling units and supporting facilities and shall allow convenient access for service and emergency vehicles. Access to individual lots within the mobile home park shall be limited to streets internal to the park.
 3. All streets in a mobile home park shall have a paved width of not less than thirty-five feet (35'). All streets shall be constructed in accordance with the standard specification of the City for construction of City streets, including, but not limited to, type and thickness of the base, compaction, thickness and type of pavement. No street shall be constructed until the design thereof has been approved by the Public Works Director or his assignee.
 4. Dead-end streets are not allowed.
 5. Lighting shall be designed to produce a minimum of 0.1 foot-candles throughout the street system. Potentially hazardous locations, such as major street intersections, shall be illuminated with a minimum of 0.3 foot-candles.
 6. Street lighting must be provided at each street intersection, or in cases where blocks exceed six-hundred and sixty feet (660'), every four hundred to five hundred feet (400'-500').
- S. **Parking:** Each mobile home space shall include a paved parking space with a minimum size of eighteen feet (18') by twenty feet (20'). The parking space shall be paved with concrete (to the Public Works Director specification) and shall be provided with paved access to the street. There shall be a minimum of one (1) space of visitor parking for every four (4) mobile home spaces in the mobile home park. All visitor parking shall be located within a reasonable distance of a group of mobile home spaces as approved by the Planning Commission.
- T. **Curb, Gutter, And Sidewalks:** ~~Curb, gutter and sidewalks are not required in the M-H Zone.~~
- ~~1. All streets in a mobile home park shall have a concrete curb, gutter, and sidewalk on each side. The curb and gutter must comply with the standards in DCC 16.28.030 paragraph D. The sidewalk shall be four feet (4') in width. All concrete shall conform to the City's specifications for curb, gutter, and sidewalk. Each mobile home space shall abut the sidewalk along the street~~

frontage or a paved parking space bounded by a paved walkway with a width of not less than four feet (4').

U. Penalty For Violation; Penalty And Procedure For Violating This Chapter:

1. Any person or other entity who violates any provision of this chapter shall be guilty of an infraction and shall be fined an amount not to exceed seven hundred fifty dollars (\$750.00) for each offense and shall be required to correct the violation.
2. Before issuing a citation for an infraction, the building inspector or other authorized person shall issue a warning notice, describing the alleged offense, the location, the ordinance or Code section involved, and a statement of what must be done to correct the violation. The notice shall state the date by which such correction must be completed. Such date shall give five (5) calendar days from the date of the notice; provided, that a shorter time shall be specified if there is substantial immediate danger to persons or property. A longer time than five (5) days shall be stated if there would be practical physical difficulties in completing the correction within five (5) days and there is no emergency.
3. Failure of the City to issue a warning as described in paragraph U,2 shall not affect the validity of any prosecution for an infraction.

V. Safety And Fire Protection:

1. Mobile home parks shall be subject to the fire and safety rules and regulations as set up by the City Council.
2. Mobile home parks shall be kept free of litter, rubbish, and other flammable materials.
3. Portable fire extinguishers of a type approved by the Fire Chief or his authorized representative shall be kept in mobile home park service buildings and at all other locations designated by the Fire Chief and shall be maintained in good operating condition.
4. Cooking shelters, barbecue pits, fireplaces, and stoves shall be so located, constructed, maintained and used to minimize fire hazards and smoke nuisance, both on the property on which they are used and on neighboring property. Installation of stoves and fireplaces must meet current Building Code regulations. Stoves must be UL approved for mobile homes. An inspection shall be made by the Fire Chief prior to the operation of such stoves and/or fireplaces.
5. Fire hydrants shall be installed in accordance with all applicable Fire and Building Codes. Fire hydrants shall be constructed within or adjacent to a mobile home park as required by the Fire Chief to comply with the Fire Code; provided, however, the maximum distance between hydrants, when measured along the street shall be five hundred (500').
6. Fire hydrants shall be of the type, size and number as approved by the Delta City Public Works Director and installed by the subdivider. Spacing and placement of hydrants shall be in accordance with adopted fire code, or as otherwise directed by the Fire Department.

W. Age Limit of Mobile Homes: All trailers and mobile homes must comply with current HUD standards.

X. Mobile Home Storage: It shall be unlawful for any person to place, keep, maintain, or permit to be placed, kept, or maintained, a mobile home upon any lot, piece, or parcel of land within the City except in the Mobile Home (M-H) Zone.

Y. Risers: All risers must comply with HUD standards.

Z. Responsibilities Mobile Home Park Occupants: Mobile home park occupants shall comply with all applicable requirements of this chapter and regulations issued hereunder, and shall maintain their mobile home lots, facilities and equipment in good repair, in a clean and sanitary condition and in a manner free of fire hazards.

AA. Permit Required Prior To Relocation And Occupancy: A mobile home permit shall be required to move any mobile home into a mobile home park. Occupancy may occur after inspection and approval by the City building inspector.

AB. Conflict With State Or Federal Law: Nothing in this chapter or in its interpretation, application or enforcement shall act or be allowed to operate in conflict with any State or Federal law. (Ord. 18-277, 2-15-2018)

SECTION 4: AMENDMENT "12.04.030 REQUIREMENT OF SIDEWALKS" of the Delta Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

12.04.030 REQUIREMENT OF SIDEWALKS

- A. Sidewalks shall be required along street frontages for all new construction of primary structures in all zones throughout the City with the following exceptions: I-1, R-R-2, A5 and A1 (on parcels greater than two (2) acres in size). Construction specifications and materials shall be determined by the Public Works Director, and as further defined in DCC 12.08.

AFTER AMENDMENT

12.04.030 REQUIREMENT OF SIDEWALKS

- A. Sidewalks shall be required along street frontages for all new construction of primary structures in all zones throughout the City with the following exceptions: ~~M-H~~, I-1, R-R-2, A5 and A1 (on parcels greater than two (2) acres in size). Construction specifications and materials shall be determined by the Public Works Director, and as further defined in DCC 12.08.

PASSED AND ADOPTED BY THE DELTA CITY COUNCIL FEBRUARY 18, 2026.

	AYE	NAY	ABSENT	ABSTAIN
Kelly Carter	_____	_____	<u> X </u>	_____
Brian Huber	<u> X </u>	_____	_____	_____
Nicholas W.	<u> X </u>	_____	_____	_____
Killpack	_____	_____	_____	_____
Natalie Stefanoff	<u> X </u>	_____	_____	_____
Nathan Taylor	<u> X </u>	_____	_____	_____

Presiding Officer



KC Bogue, Mayor, Delta City

Attest



Sherri Westbrook, City Recorder, Delta City

