

ARTICLE VIII

MOBILE HOME PARK

SECTION 1 PROCEDURE FOR APPROVAL.

Paragraph 1 Mobile home parks can be approved by the Town as a conditional use permit (see conditional use permit Article X).

Paragraph 2 The application shall meet the specifications of this article and shall be processed in accordance with the Town's development procedures ordinance.

SECTION 2 STANDARDS.

Paragraph 1 Mobile home parks shall meet the approval of the County and Arizona State Health Code for the establishment of mobile home parks. A letter of approval from the State Department of Health Services shall be submitted with the application.

Paragraph 2 The minimum size shall be two and one-half (2.5) acres unless otherwise recommended by the Planning and Zoning Commission and approved by the Town Council.

Paragraph 3 The location including the maximum length and width of any mobile home shall be shown on the approved plan for each site.

Paragraph 4 No mobile home or accessory building may be located in any area not indicated on the approved plan.

Paragraph 5 No mobile home may be located any closer than ten (10) feet from another mobile home.

Paragraph 6 No mobile home may be closer than five (5) feet to any property boundary.

Paragraph 7 There shall be a minimum distance of twenty (20) feet between the front of the mobile home and any private street.

Paragraph 8 There shall be a minimum distance of twelve (12) feet between the side of a mobile home and a private street.

Paragraph 9 A minimum distance of twenty-five (25) feet shall exist between any mobile home and a public street.

Paragraph 10 Access from any mobile home site shall be limited to private streets provided within the mobile home park.

SECTION 3 PARKING.

Paragraph 1 Two (2) parking spaces, nine (9) feet by eighteen (18) feet are required on each site for each unit.

Paragraph 2 One (1) guest parking space for each three (3) mobile home sites shall be provided in a common parking area.

SECTION 4 SCREENING.

Paragraph 1 All mobile home parks shall be screened from any adjacent property or street with a masonry wall or adequate planting or solid material fence of six (6) feet in height.

Paragraph 2 If adjacent to a public street, the wall or fence must be a minimum of ten (10) feet from the street curb.

SECTION 5 RECREATION AREA.

Paragraph 1 No less than ten (10) percent of the gross site area shall be devoted to recreational facilities and common areas.

Paragraph 2 Recreation areas shall be provided in a convenient location.

Paragraph 3 Recreation area may include space for community buildings and community use facilities, such as indoor recreation areas, swimming pools, hobby and repair shops and service buildings.

Paragraph 4 All recreation areas shall be landscaped and maintained.

SECTION 6 PRIVATE STREETS.

Paragraph 1 All private streets shall be improved with a minimum paved width of thirty-two (32) feet.

Paragraph 2 Street construction standards shall be the same as those for public streets and approved by the Town.

Paragraph 3 All mobile home parks shall be provided with safe, convenient, paved vehicular access from abutting public streets.

Paragraph 4 Access to each site shall be provided by private streets.

Paragraph 5 Each mobile home park shall have two (2) direct connections to public streets as approved by the Town.

Paragraph 6 No mobile home site shall have direct frontage on or direct access to a public street.

Paragraph 7 A mobile home park shall have a minimum frontage on a public street sufficient to provide for access into and out of the mobile home park.

Paragraph 8 All private streets shall be properly lighted in accordance with a park lighting plan approved by the Town.

Paragraph 9 Each private street curb cut or access point shall be at least one hundred (100) feet from any intersection.

Paragraph 10 All mobile home parks shall provide safe, convenient, hard surfaced, all season, pedestrian walkways of adequate width (not less than four (4) feet) and allow access from each mobile home site to the recreation area facilities as well as walkways outside the park.

SECTION 7 THE MOBILE HOME SPACE.

Paragraph 1 The approved dimensions of each mobile home site shall be marked on the ground by permanent metal stakes.

Paragraph 2 Each mobile home site shall be improved to provide adequate support for the placement and tie downs of the mobile home.

Paragraph 3 All mobile homes shall be equipped with tie downs as specified per the Office of Manufactured Housing.

Paragraph 4 Each mobile home site shall be provided with an all weather outdoor living and service area exclusive of parking and/or storage areas:

- A. Such area shall be improved as necessary to assure reasonable privacy and comfort.
- B. The minimum area may not be less than three hundred (300) square feet with the least dimension a minimum of fifteen (15) feet.

Paragraph 5 Each mobile home site which shall include the mobile home, off-street parking spaces, yards and outdoor living spaces, shall not be less than five thousand (5,000) square feet in area.

Paragraph 6 All mobile homes shall be skirted with weather and termite resistant material within six (6) months of placement of the mobile home and which shall conform to the Uniform Building Code.

Paragraph 7 No material may be stored over or against a mobile home.

Paragraph 8 Mobile home lots shall be kept free from open stored materials.

- Paragraph 9** No flammable materials shall be stored beneath mobile homes.
- Paragraph 10** The maximum height for accessory buildings shall be fifteen (15) feet.
- Paragraph 11** No accessory building shall be used for sleeping, living or commercial purposes.
- Paragraph 12** Expandable sections of mobile homes shall be considered a part of the mobile home.
- Paragraph 13** Every mobile home space shall be connected to electric power, water and a sewage disposal system that meet applicable State of Arizona and Town requirements. Utilities and/or services supplied by the Town will be utilized where available. All utility distribution and service lines shall be installed underground.

SECTION 8 ACCESSORY USES

- Paragraph 1** A maximum of one (1) attached carport or enclosed garage, or covered patio and two (2) detached storage rooms per mobile home.

