

15-03-10 **Mobile Home Park District and Recreational Vehicle Parks**

- A. The purpose of this section is to:
1. To permit variety and flexibility in land development for residential purposes by allowing the use of mobile homes in certain districts within the city.
  2. To permit development of facilities for recreational vehicles in appropriate districts within the city.
  3. To assure that mobile home development and recreation vehicle accommodations in Sandy City will be of such character as to promote the objectives and purposes of the Development Code, to protect the integrity and characteristics of the zone districts contiguous to those in which mobile home parks and recreation vehicle parks are located, and to protect other use values contiguous to or near mobile home park and recreational vehicle park uses.
  4. To encourage mobile home parks to be located adjacent to or in close proximity to an arterial or collector street, and near adequate shopping facilities.
- B. **Inclusion.** Campers, trailers and motor homes are considered recreational vehicles for the purposes of this Code.
- C. **Provisions Applying To Mobile Homes And Mobile Home Parks, Recreational Vehicles and Recreational Vehicle Parks**
1. Location and Use
    - a. No mobile home shall be located, placed, used, or occupied in Sandy City except within approved mobile home subdivisions, mobile home parks or mobile homes sales lots.
    - b. A portion of a mobile home park may be used as a recreational vehicle park, providing all applicable requirements of the Sandy Development Code for the zone district are met.
    - c. No recreational vehicle as herein defined shall be located, placed, used, or occupied for residential purposes in any zone district except within approved and licensed recreational vehicle parks and except as otherwise provided herein.
    - d. Recreational vehicle parks shall generally be located: (1) adjacent to or in close proximity to a major traffic artery or highway; (2) near adequate shopping facilities.
  2. Time Limit for Recreational Vehicle Park Use. No individual space in a recreational vehicle park shall be used by one individual vehicle for more than 60 consecutive days, nor shall such space be rented or leased to any one individual for a period longer than 60 days.
  3. Storage in Sales Lots. Mobile Homes and Recreational vehicles may be stored, displayed, sold and serviced in a sales lot, as permitted in Chapter 15-05, Permissible Uses and Standards, but shall not be used for living or office purposes.
  4. Storage in Mobile Home Parks. Recreational vehicles may be accommodated in an approved and licensed mobile home park, provided that:
    - a. The recreational vehicle park portion of the development is separated by barriers, screens, or otherwise from the area of mobile homes.
    - b. The recreational vehicle use area shall have direct access to a collector or arterial street shown on the Master Street Plan of Sandy City.
    - c. Separate ingress and egress shall be provided for recreational vehicles when required by the Planning Commission or Director.

#### D. Application for Review and Approval of a Mobile Home Park

1. **Approval.** Mobile home parks may not be constructed unless first approved by the Planning Commission, after review of plans for said mobile home park which satisfy the Commission that the proposed development will:
  - a. Be in keeping with the general character of the zone district within which the proposed development will be located.
  - b. 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.
  - c. Have at least 25 spaces completed and ready for occupancy before first occupancy is permitted.
  - d. Meet all standards and requirements of this Code and all other requirements of applicable ordinances of Sandy City.
  - e. Have the written approval of the Salt Lake City/County Health Department.
2. **Overall Plan Requirement.** An overall plan for development of a mobile home park or Recreational Vehicle Park shall be submitted to the Planning Commission for Site Plan Review. The plan shall be drawn to a scale no smaller than 1" = 30 feet. At least 15 copies of the plan shall be submitted. The plan shall show the following in addition to that required for preliminary site plan review:
  - a. The topography of the site represented by contours, shown at no greater intervals than two feet, when required by the Community Development Department.
  - b. The proposed street and mobile home space layout;
  - c. Site design of parks, playgrounds, and open spaces;
  - d. Tabulations showing percent of area to be devoted to open space, amenities, mobile home and/or recreational vehicle spaces, and total area to be developed;
  - e. Proposed location of parking spaces, for residents, guests and recreational vehicle storage for both mobile home parks and recreational vehicle parks;
  - f. Generalized landscaping and utility plan, including location of sewer, water, electricity, gas lines, and fire hydrants, street lighting, maintenance and service buildings, curbs, gutters, sidewalks and walkways;
  - g. Perimeter fencing and screening;
  - h. Any other data that the Planning Commission or the Director of Community Development may require.

#### E. Standards And Requirements

1. Mobile Home Parks. Approval of a mobile home park shall be subject to the following conditions

and regulations, and any additional reasonable conditions imposed by the Planning Commission; and in the subdivisions, the Mayor shall approve.

- a. In the case of a subdivision, the area shall be in one ownership, or if in several ownerships, the application for approval of the development shall be filed jointly by all the owners of the property included in the plan.
- b. The plans for a mobile home park shall be prepared by such qualified persons and with such additional plans as the Planning Commission may require.
- c. The number of mobile homes shall be limited to 8 units per acre. The mobile homes may be clustered, provided that 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 thereto.
- d. Not less than 20 percent of the required 50 percent of open space shall be set aside for the joint use of occupants. The land covered by vehicular roadways, sidewalks, and off-street parking shall not be construed as part of the area required for parks and playgrounds.
- e. No mobile home (excluding awning or carport) shall be located closer than 15 feet from the nearest part of any other mobile home. All mobile home add-ons shall be set back at least 10 feet from road curbs or walks, whichever comes first from the property side. If the tongue of the mobile home remains attached, it shall be set back a minimum of 6 feet from the road curbs or walks.
- f. All areas not covered by mobile homes, hard-surfacing, or building, shall be landscaped in a manner approved by the City, and such landscaping shall be permanently maintained.
- g. All off-street parking spaces and driveways shall be hard-surfaced before the adjacent mobile home spaces may be occupied.
- h. Within 45 days of occupancy, each mobile home shall be skirted, or shields may be used providing they are fire-resistant, weatherproof, well painted or otherwise preserved.
- i. 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 mobile homes and shall be planted and maintained in lawn, shrubs, and trees designed to afford privacy to the development. Where a mobile home park abuts a residential lot other than a mobile home park, such strip shall be at least 20 feet in width.
- j. All storage and solid waste receptacles outside the confines of any mobile home must be housed in a closed structure compatible in design and construction to the mobile homes 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.
- k. No mobile home space shall be rented for a period of less than 30 days.

- l. There shall be at least one off-street parking space for each mobile home pad, and one space for visitor parking.
  - m. 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:
    - (1) For one-way traffic: 20 feet (property line to property line) in width plus extra width as necessary for maneuvering mobile homes.
    - (2) For two-way traffic: 30 feet in width (property line to property line).
    - (3) Publicly dedicated streets shall meet City standards.
  - n. A mobile home park shall have at least 2 vehicle accesses to public streets (one of which may be controlled-access).
  - o. Storm drainage facilities shall be so constructed as 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.
  - p. Utilities. Every mobile home park shall provide individual utility service to every mobile home stand or lot as required by Sandy City ordinances and as required by the Planning Commission.
  - q. In addition to meeting the above requirements and conforming to the other laws of the City, all mobile home parks shall also conform to requirements adopted by the City/County Department of Health and City Street Standards.
2. Recreation Vehicle Parks. The approval and development of a recreational vehicle park shall conform to the following standards and requirements:
- a. The property shall be in one ownership and not subdivided into separate lots for sale.
  - b. The site shall abut upon a collector or arterial street shown on the Official Street Map of Sandy City.
  - c. All ingress and egress to and from the recreational vehicle park shall be by forward motion only.
  - d. No exit or entrance from a recreational vehicle park shall be through a residentially developed area.
  - e. No entrance or exit of a recreational vehicle park shall be located closer than 30 feet to an intersection of two or more streets.
  - f. All vehicle spaces or pads shall be set back at least 20 feet from any public street.

- g. All one-way roadways shall be at least 12 feet in width and all two-way roads at least 20 feet in width, and all roadways shall be hard-surfaced.
- h. All areas within the park which are not hard-surfaced, including the 20 foot setback space, shall be landscaped and maintained with lawns, trees, and shrubs designed to provide privacy and noise containment, and shall be equipped with adequate sprinkling devices.
- i. In a recreational vehicle park, the number of vehicle spaces shall be limited to 20 units per acre. The spaces may be clustered, provided that 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 vehicle spaces, roads, or parking shall be set aside and developed as park, playground, or service areas for the common use and enjoyment of occupants of the development and visitors thereto.
- j. Each vehicle space shall be at least 20 feet in width and at least 30 feet in length, for spaces planned to have the recreational vehicle and towing vehicle park side-by-side; and at least 15 feet in width and at least 45 feet in length for spaces planned as drive-through spaces in which the towing vehicle parks in front of the recreational vehicle. Drive-through spaces are recommended whenever the size and shape of the property permits this design.
- k. All storage and solid waste receptacles must be housed in a closed structure compatible in design and construction to the character of the parks.
- l. The service buildings shall be constructed to standard commercial practice and kept in good repair as approved by the Chief Building Official.
- m. Off-street and off-roadway parking spaces shall be provided for visitors at the rate of one such space for each 2 recreational vehicle spaces in the recreational vehicle park; such spaces shall have a minimum width of 10 feet and a minimum length of 20 feet and may be grouped in appropriate locations.
- n. Storm drainage facilities shall be so constructed as to protect those who will reside in the park as well as adjacent property owners by insuring rapid drainage and preventing accumulation of pools of water.
- o. Every recreational vehicle park shall provide utility services to every vehicle stand as required by the Planning Commission.

**F. Maintenance Of Premises - Mobile Home Parks, Recreational Vehicle Parks.**

- 1. General. The premises on which any mobile 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 thereon shall constitute a nuisance and a violation of this Code, for which the City may direct removal of the mobile home or recreational vehicle from the premises.
- 2. Maintenance Of Common Facilities. For mobile home parks, adequate and reasonable guarantees must be provided as determined by the Planning Commission 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 Title for Bonding for Improvements.

- a. Park Manager. In any case when a mobile home park is owned by more than one person, the developer shall establish and appoint a park manager. The manager shall be locally available, and shall be authorized to receive, process, and represent fully the interest of the owners with respect to management and maintenance of the park.
  - b. Business License. Prerequisite to the operation of any mobile home park or recreational vehicle park in Sandy shall be the obtaining of an annual Sandy City Business License.
- G. **Compliance With Other City Regulations**. All mobile homes shall comply with and conform to all other zoning laws, rules, regulations, and building, plumbing, fire prevention, and all other codes and requirements applicable to a structure or building erected within the zone in which said mobile home is located.