

## Section 1502 Mobile Home Park Regulations

1. Approval and intent: The owners of a tract of land not less than eight (8) acres, which land lies in a location which is suitable and appropriate, taking into consideration existing conditions may construct a mobile home park thereon, upon compliance with regulations and restrictions, as hereinafter set forth, and after approval of such mobile home park by the County Commission.

The intent of this provision is:

- A. The topography represented by contours shown at not greater intervals than two (2) feet, when required by the Planning Commission.
- B. The proposed street and trailer space layout.
- C. Proposed reservations for parks, playgrounds, and open spaces.
- D. Tabulations showing percent of area to be devoted to parks, playgrounds, and open space, number of mobile homes, and total area in the mobile home park
- E. Proposed location and number of parking spaces.
- F. Generalized landscaping plan, including water, electric, and gas lines, fire hydrant locations, and sewer lines.
- G. Storm drainage facilities and disposal plan for storm water runoff.
- H. Written approval of the State Division of Health and Uintah Basin Health Department.
- I. Name, address, telephone number of applicant.
- J. Any other data that the Planning commission may require.

3. Utility Drawings: Three (3) copies of detailed construction drawings shall be supplied to and approved by the county engineer, prior to final approval buy the County Commission.

Such construction drawings shall be drawn by a licensed engineer, and shall show the following.

- A. Profile and location of water and sewer lines.
- B. Location of water valves and fire hydrants.
- C. Location and size of water meters.
- D. Location and size of sewer manholes.
- E. Storm water disposal plan.

4. Standards and Requirements: The development of a Mobile Home Park shall conform to the following standards and requirements:

- A. The area shall be in one-ownership, or, if in several ownerships, the application for the approval of the mobile Home Park shall be filed jointly by all owners of the property included in the plan.
- B. The density of a Mobile Home Park shall not exceed seven (7) units per acre. Mobile homes may be clustered within the Mobile Home Park, provided that no single mobile home space shall be smaller in area than four thousand (4,000) square feet. Travel-trailers and recreational vehicles shall not be located in Mobile Home Parks, except when unoccupied and located in the storage area. 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 the occupants of the development and visitors thereto.

C. Not less than ten percent (10%) of the gross area of the mobile Home Park shall be set aside as playground, or recreation area for the joint use of occupants. The land covered by vehicular roadways, sidewalks, off-street parking, or areas not suitable for playground use shall not be construed as part of the area required for parks and playgrounds, Ten percent (10%) of the lot area shall also be set aside for recreational vehicle storage area.

D. No mobile home or add-on shall be located closer than fifteen (15) feet from the nearest portion of any other mobile home or add-on.

E. All area not covered by mobile homes, hard-surfacing, buildings, off-street parking space, or driveways, shall be planted in lawns, trees, and shrubs, or otherwise landscaped, except that natural drainage ways may be left in the natural state.

F. All off-street parking spaces and driveways shall be surfaced before the adjacent mobile home spaces may be occupied.

G. A strip of land at least fifteen (15) feet wide on the sides, and thirty (30) feet in the front and rear of the Mobile Home Park shall be left unoccupied by mobile homes, and shall be planted and maintained in lawns, shrubs, and trees designed to afford privacy to the development. A six (6) foot chain link or other approved fence around the Mobile home Park shall be required.

H. All storage and solid waste receptacles outside of the confines of a mobile home must be housed in a closed structure or closed container.

I. Roadways shall be surfaced, and of adequate width to accommodate anticipated traffic as follows:

1. For one-way with no parking: Minimum eighteen (18) feet in width.

2. For two-way traffic with no parking: Minimum thirty (30) feet in width, or larger, as may be required by the County Commission.

3. For entrance streets: Minimum of thirty-six (36) feet in width.

There shall be no more than two (2) entrances from the park onto any one street. Entrances shall be no closer than twenty-five (25) feet from each other, nor closer than twenty-five (25) feet to the corner of an intersection, or as otherwise required by the Planning Commission.

J. Access shall be provided to each mobile home stand by means of an access way reserved for maneuvering mobile shall be from interior private roads.

K. Off-street parking shall be provided at the rate of two (2) parking spaces per mobile home space contained within the mobile home park. In no case, shall the parking space be located greater than one hundred (100) feet away from the mobile home space it is designed to serve.

L. In addition to meeting the above requirements and conforming to the other laws of the county, all mobile home parks shall also conform to requirements set forth in the code of cap-trailer court, hotel, motel, and resort sanitation regulations adopted by the Utah State Board of Health, and to the fire prevention code. which codes are hereby adopted by reference, and all restrictions,

regulations, and notations contained therein shall be made a part of this ordinance, as fully set forth herein. In event of any conflict between said regulations or codes and this section, this section shall take precedence.

**M. Utilities and other Services:** Utility lines and equipment shall be located and constructed in conformity with good engineering and construction practices, and shall be in compliance with all applicable laws, ordinances or codes of the state of Utah.

**Sewer:** The mobile home park shall be served by a private sewer system, or served by an approved sewage disposal system. Main sewer collector lines shall not be installed in areas (such as underneath mobile home pads) that will limit their access in designated utility easement areas.

**Water:** A public supply of water shall be obtained from an approved public water system.

An adequate amount of water shall be piped to each mobile home space through a private system of a design acceptable to the County Engineer.

**Fire Hydrants:** Fire hydrants of a design and in sufficient numbers, as approved by the County Engineer and/or fire department, shall be installed according to the county specifications.

**Electric:** All electric, telephone, and other service lines to each mobile home lot shall be underground and shall comply with all currently adopted state and local laws and regulations.

**Liquid or Gaseous Fuels:** Any liquid fuel storage shall be located in tanks at a distance away from any mobile home lot, as determined safe by the building inspector and/or fire chief.

All fuel lines shall be underground, and, if metered, said meters shall be arranged in a uniform manner.

**Street Lighting:** Street lighting shall be provided in sufficient number and intensity to permit safe movement of vehicles and pedestrians at night.

## 5. Planning Commission and county Commission Approval

The Planning commission shall review the plan and make a recommendation for approval, disapproval, or approval with conditions to the County commission. In considering the plan, the Planning Commission, among other things, shall make sure that such developments shall constitute a residential environment of sustained desirability and stability, and that it will not adversely affect amenities in the surrounding area. The Planning commission may recommend changes to be made in the plan and development standards in excess of the minimum standards contained in this ordinance, such as walls, fences, buffers, setbacks, greater amounts of landscaping or parking spaces, etc.. Such changes may be imposed as conditions of approval where it is determined by the County Commission that such standards are necessary to insure that the mobile home park will mix harmoniously with adjoining or nearby uses.

## 6. Guarantees

A. Adequate and reasonable guarantees shall be required for installation of the landscaping including grass and other required improvements, as set forth in this section. Guarantees may be in the form of a bond, a mortgage on real estate, or

other acceptable form in the sum to be determined by the county Attorney.

B. In any case, when a mobile home park is owned by more than one natural person, the developer shall establish and appoint an agent for the purpose of service of process, which the agent shall be authorized to receive, process, and represent fully the interests of the owners in respect to continuing management and maintenance of the mobile home park.

C. Prerequisite to the operation of any mobile home park in Daggett County shall be the obtaining of an annual license. It shall be unlawful to operate a mobile home park without first obtaining a license, and said license shall be refused or revoked upon failure of the owner and/or operator to maintain the park in accordance with the standards and requirements as herein set forth..

#### 7. Record Final Plat

After receiving final approval of the mobile home plat by the County Commission, the approved plat shall be recorded in the office of the County Recorder. the final plat shall be prepared by a registered engineer, architect, or landscape architect. No building permit shall be issued for said mobile home park until final plans have been approved by the County Commission and recorded with the county Recorder and a financial guarantee posted guaranteeing that required improvements will be installed without cost to the county.