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Chapter 19.46 RMH RESIDENTIAL MOBILE HOME ZONE

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19.46.010 Purpose of provisions.

The purpose of the RMH zone is to provide appropriate areas for development of mobile home parks and mobile home subdivisions that are compatible with neighborhoods in the county. ((Part) of Ord. passed 5/1/80: prior code § 22-21A-1)

19.46.020 Permitted uses.

Permitted uses in the RMH zone include:

- Accessory buildings and uses customarily incidental to a permitted use;
- Agriculture;
- Home day care/preschool, subject to Section 19.04.293;

-- Household pets.

(Ord. 1179 § 5 (part), 1992; § 1 (part) of Ord. passed 2/1/84; (part) of Ord. passed 5/1/80: prior code § 22-21A-2)

19.46.030 Conditional uses.

Conditional uses in the RMH zone include:

-- Accessory buildings and uses customarily incidental to a conditional use;

-- Home daycare/preschool, subject to Section 19.04.293 of this title;

-- Home occupation;

-- Mobile home (in a mobile home park or in a mobile home subdivision only);

-- Mobile home park that complies with Chapter 15.24 of this code, the mobile home ordinance;

-- Mobile home subdivision;

-- Pigeons, subject to the health department health regulations;

-- Planned unit development;

-- Temporary buildings for uses incidental to construction of mobile home park or mobile home subdivision. Such buildings shall be removed upon completion or abandonment of the construction work, or at such time specified. (Ord. 1473 (part), 2001: Ord. 1179 § 6 (part), 1991; Ord. 1179 § 6 (part), 1992; (Part) of Ord. passed 12/15/82; (part) of Ord. passed 5/1/80: prior code § 22-21A-3)

19.46.040 Mobile home park subdivision--Defined.

"Mobile home park subdivision" means a subdivision of residential lots intended for the placement of mobile homes under separate ownership. ((Part) of Ord. passed 5/1/80: prior code § 22-21A-4)

19.46.050 Lot area.

In the RMH zone, the minimum area for the mobile home subdivision shall be five acres. No minimum area per lot, provided the required yards for each mobile home can be created and maintained. ((Part) of Ord. passed 5/1/80: prior code § 22-21A-5)

19.46.060 Lot width.

There is no minimum lot width in the RMH zone.

((Part) of Ord. passed 5/1/80: prior code § 22-21A-6)

19.46.070 Front yard.

In the RMH zone, each mobile home shall sit back a minimum of seven feet, six inches from the front property line. ((Part) of Ord. passed 5/1/80: prior code § 22-21A-8)

19.46.080 Side yard.

In the RMH zone, each mobile home shall maintain a minimum of two seven-foot, six-inch side yards. Awnings, patio covers, etc., shall not be closer than three feet from any side property lines. One accessory storage building, not exceeding one hundred twenty cubic feet, is allowed in one side yard and may be three feet from the property line. On corner lots, there shall be a minimum seven feet, six inches of unobstructed yard space on the street side of the lot. (No parking, awnings, patios, storage sheds or fences.) ((Part) of Ord. passed 5/1/80: prior code § 22-21A-7)

19.46.090 Rear yard.

In the RMH zone, the minimum depth of the rear yard shall be ten feet. ((Part) of Ord. passed 5/1/80: prior code § 22-21A-9)

19.46.100 Exceptions to yards.

Any yard adjoining a public street must be twenty-five feet in the RMH zone. ((Part) of Ord. passed 5/1/80: prior code § 22-21A-11)

19.46.110 Coverage restrictions.

In the RMH zone, the front yard, or any space within three feet of the side and rear property lines, shall not be occupied, and shall be open and unobstructed to the sky. Lot coverage shall not exceed seventy-five percent of the lot. "Occupied" means covered by a mobile home, garage, carport, cabana, awning, storage building, or structure of any kind. ((Part) of Ord. passed 5/1/80: prior code § 22-21A-10)

19.46.120 Building height.

In the RMH zone, no mobile home shall contain more than one story, or exceed twelve feet in height. No accessory building (storage, garage, etc.) shall contain more than one story or exceed twelve feet in height. Other main buildings (clubhouses, recreation buildings, etc.) shall not exceed twenty-five feet in height. (Ord. 1102 § 21, 1990: (part) of Ord. passed 5/1/80: prior code § 22-21A-12)

19.46.130 Mobile home subdivision standards and review.

A mobile home subdivision shall follow the review and approval process, as outlined in the Salt Lake County subdivision ordinance. Public streets shall meet the standard outlined in the subdivision ordinance. Private street standards shall be determined by conditional use review and approval. ((Part) of Ord. passed 5/1/80: prior code § 22-21A-14)

19.46.140 Maintenance--Owner's association responsibility.

Maintenance of all areas and improvements owned in common by the lot owners, such as clubhouses, common landscaped areas, recreation facilities, playgrounds, roads, sewer and water utilities, and electrical systems, shall be the responsibility of an owner's association created with articles of association and bylaws approved by the attorney. (Ord. 1473 (part), 2001: (Part) of Ord. passed 5/1/80: prior code § 22-21A-13)

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