

## **10-8G-5: MANUFACTURED HOME PARK DEVELOPMENT STANDARDS:**

- A. **Density:** The maximum density for a manufactured home park shall not exceed six (6) units per acre.
- B. **Access Roads:** Each manufactured home park shall be provided with hard surface (concrete or asphalt) roadways of at least twenty five feet (25') in width to serve each manufactured home space and parking area.
- C. **Park Access:** Access to all manufactured home parks shall be from a dedicated and approved public street at an approved access point or points. No manufactured home space shall have direct access from a public street. Any access road connecting two (2) or more public streets shall be arranged to prohibit or discourage through traffic.
- D. **Off Street Parking:** Parking spaces shall be provided for the parking of motor vehicles in the ratio of at least two (2) parking spaces for each manufactured home space. (Ord. 2001-815-O, 12-17-2001, eff. 12-17-2001)
- E. **Recreation Space:** Recreation space shall be provided for each manufactured home park. A minimum usable area of five thousand (5,000) square feet shall be set aside and developed for each manufactured home park having at least ten (10) units and one hundred (100) square feet additional space for each unit above ten (10) units.
- F. **Manufactured Home Space:** Each manufactured home space shall have a minimum of five thousand (5,000) square feet and a minimum width of fifty feet (50'). (Ord. 2001-815-O, 12-17-2001, eff. 12-17-2001; amd. 2004 Code)
- G. **Stand Or Pad:** A manufactured home stand or pad shall be provided for each manufactured home unit. Said pad shall be free from weeds or debris, and soil shall be sterilized prior to locating manufactured home on pad.
- H. **Minimum Yard Clearances For Manufactured Home Park:** Each manufactured home shall have the following minimum yard clearances:
1. Front or side yard on a public street, twenty five feet (25').
  2. Side yard bordering adjacent property, ten feet (10').
  3. Rear yard bordering adjacent property, ten feet (10'). (Ord. 2001-815-O, 12-17-2001, eff. 12-17-2001)
  4. A six foot (6') sight obscuring fence shall be erected along all side and rear property lines, unless otherwise approved by the planning commission.
- I. **Minimum Yard Clearances For Manufactured Home Space:** Each manufactured home shall have the following minimum yard clearance which may also be included in and a part of the setbacks required in subsection H of this section:
1. Front yard on a private street or access road, fifteen feet (15') in back of curb.
  2. Side yard on main door side of manufactured home, fifteen feet (15').
  3. Side yard on "no access" side of manufactured home, ten feet (10').

4. Rear yard, ten feet (10').
  5. No two (2) manufactured homes shall be closer than twenty feet (20').
- J. Utilities Required: All sewage and water proposals shall be required to have approval from the Utah state department of environmental quality. All buildings, electrical, plumbing and fire protection construction shall comply with state and county requirements and codes, including applicable standards found in the county subdivision ordinance (including, but not limited to, fire protection), the building code, and this title. (Ord. 2001-815-O, 12-17-2001, eff. 12-17-2001; amd. 2004 Code)