

CHAPTER 26
PLANNING AND ZONING
ARTICLE VII. MOBILE HOMES AND RECREATIONAL VEHICLES.

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To establish guidelines dealing with the development of Mobile Home Parks and Recreational Vehicle Parks; to promote objectives of the Zoning Ordinance; to enhance aesthetics of the area through landscaping and recreational features; to protect the integrity of developments contiguous to mobile home parks and recreational vehicle parks; and to provide for a quality environment for those who dwell in and visit the developments.

SECTION 26-VII-2. Permitted Uses

Occupied mobile homes and recreational vehicles shall not be permitted in Cedar City, Utah, except under the following conditions:

- (1) When located in an approved mobile home park or recreational vehicle park, or
- (2) When temporarily located on a lot while a main building is being constructed thereon, but not for more than one (1) year.

Section 26-VII-3. Procedures

(A) **Mobile Home Parks**: The following procedure is for mobile home park approval:

- (1) **Discuss Proposed Park with City Staff**: Any person wishing to develop a mobile home park within Cedar City shall secure from the City planning information pertaining to the City's plan of streets, parks, drainage, zoning, subdivision of land, and other General Plan requirements affecting the land.
- (2) **File Planning Commission Application and Fees**: The filing fee required for a mobile home park is \$10 per space and shall be submitted with the Planning Commission Application.
- (3) **Preliminary Plan**: The developer shall prepare a Preliminary Plan of the mobile home park and present the same to the City Engineer at least seven (7) days before the Planning Commission work meeting. The Preliminary Plan shall be drawn to an appropriate scale not smaller than 100 feet to the inch, and shall be

on standard

24" X 36" paper or smaller. Each sheet of the Plan shall contain the scale of the drawing, the sheet number and an arrow indicating north. The Preliminary Plan shall also contain the following information:

- a. The proposed name of the development;
- b. Where the submitted plan covers only a part of the development's tract, or is part of a larger vacant area, the plan shall show the location of the development as it forms part of a larger tract. In such case, a sketch of the prospective street system of the remaining area shall be submitted;
- c. A vicinity map containing sufficient information to accurately locate the property shown on the plat map;
- d. The names and addresses of the owner(s), the developer, the engineer and surveyor of the development;
- e. The boundary lines of the tract to be developed;
- f. The lot dimensions and square footage of each mobile home space;
- g. Existing curbs, gutters, sidewalks, sanitary sewers and manholes, storm drains and manholes, water supply main valves, culverts, and fire hydrants within the tract or within 200 feet of the proposed mobile home park (the dimensions of all such improvements shall also be indicated);
- h. The location, width and other dimensions of proposed curbs, gutters, sidewalks, streets, easements, parks, and other open spaces, and designation of any land to be dedicated to the City;
- i. The location of all existing or recorded streets, alleys and easements, water courses, ditches, public utilities and other important features, and existing structures within the development or within 200 feet thereof, and the location and distance to the nearest existing bench mark or monument and section line;
- j. Boundary lines of adjacent tracts of land, showing ownership and property monuments;
- k. A tabulation of each proposed use by acreage and its percentage of the total acreage;
- l. Parks, playgrounds, common areas and facilities, limited common areas

and facilities, and other appurtenances within the mobile home park;

m. A site plan of typical single-wide and double-wide spaces showing home space, parking, set backs and other features;

(4) Preliminary Plan Approval: After approval by City staff, the Planning Commission shall review the proposal based on development standards and approve or disapprove the mobile home park preliminary plan, or approve it subject to changes or alterations.

(5) Project Review: Between the Planning Commission work meeting and regular meeting, the developer shall also present the Preliminary Plan of the mobile home park to the Project Review Board for their comments and approval.

(6) Engineering Drawings and Final Plan: Upon approval of the Preliminary Plan by the Planning Commission, the developer shall then prepare Engineering drawings and a Final Plan of the Mobile Home Park, and shall submit the same to the City Engineer at least seven (7) days before Planning Commission work meeting for approval.

a. Engineering Drawings shall include the following data:

(i) A contour map drawn at two-foot intervals;

(ii) Proposed water facilities, sanitary sewer, storm drainage facilities, and fire hydrants located either within or without the development;

(iii) A plan by which the developer proposes to handle storm water drainage within the development as determined by the City Drainage Ordinance (Ch. 38);

(iv) Typical section and details for streets, utility trenches, water, sewer and electrical connections, fire hydrants and others as required;

(v) Typical planting plan for each common landscaped area of the development.

(vi) The names, widths, lengths, bearings and curve data of said streets, public utility and irrigation easements, within the development.

(vii) A site plan of typical single wide and double wide spaces

showing home space, parking, set backs, and other features.

b. The Final Plan shall be drawn on a sheet of approved Mylar having outside or trim-line dimensions of 24" X 36". The Final Plan shall be made to a scale large enough to clearly show all detail, and in any case not smaller than 60 feet to the inch. The finished drawing shall contain the following information:

- (i) The name of the development;
- (ii) A north arrow, the scale of the drawing and the date of preparation of the plat;
- (iii) All lot sizes, which shall be indicated by square feet;
- (iv) Accurately drawn boundaries showing the proper bearings and dimensions of all boundary lines of the Park, (properly tied by reference to two public survey monuments - these lines shall be heavier than street and lot lines);
- (v) The names, widths, lengths, bearings and curve data of said streets, public utility and irrigation easements, and the lines, dimensions, bearings and numbers of all lots within the Park (all lots and streets shall be numbered in accordance with the street numbering system adopted by the City);
- (vi) A licensed land surveyor's "Certificate of Survey";
- (vii) The description of the boundaries of the Park together with a certification by the Developer's Engineer or land surveyor stating that the lots described fully comply with the requirements of the City's zoning ordinance;
- (viii) The signature of every person who owns property within the development and a notary public's acknowledgment of all signatures;
- (ix) A signature line of the Planning Commission Chair;
- (x) A signature line for the Mayor;
- (xi) A signature line for the City Engineer and City Attorney;
- (xii) A signature line for all utility companies and the postal

service;

(xiii) A notice of all covenants, conditions and other restrictions which may be relevant and applicable to the property contained in the plat;

(xiv) Designation of landscaped areas, common parking areas, driveways and other features required by this section;

(7) Final Plan - Planning Commission Recommendation: After approval by City staff, the Planning Commission shall review the Final Plan based on development standards and recommend to approve or disapprove the mobile home park, or recommend approval subject to changes or alterations.

(8) Final Plan - City Council Approval: After a recommendation by the Planning Commission, the City Council shall review and approve or disapprove the mobile home park, or approve it subject to changes or alterations.

(9) Post Bond: A bond shall be posted prior to final plan approval sufficient in amount to cover the cost of all off-site and on-site improvements, and shall guarantee proper installation of all required improvements, including amenities, to be completed within one year of City Council approval of the Final Plan, and shall not be released until the improvements are installed to the satisfaction of the City Engineer. The amount of said bond shall be determined by the developer's engineer and approved by the City Engineer, and shall be in a form acceptable to the City Attorney (see Ch. 32 12-1). Cedar City does not guarantee or maintain the improvements within the mobile home park.

(B) Recreational Vehicle (RV) Parks: RV parks will use the above-mentioned procedure.

SECTION 26-VII-4, Mobile Home Park Development Standards

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| (A) <u>Park Size Requirements</u>: | 5 acres minimum |
| (B) <u>Lot Area Requirements</u>: | 4,000 square feet minimum |
| (C) <u>Lot Width Requirements</u>: | 40 feet minimum |
| (D) <u>Density Requirements</u>: | 7 units per acre maximum |

(E) Park Setback Requirements: From the boundaries of the park each mobile home shall have the following clearances:

(1) Side Setback: 10 feet minimum from adjacent property, unless adjacent to public street then 20'.

(2) Front Setback: 20 feet minimum from public street;

(3) Rear Setback: 10 feet minimum from adjacent property, unless adjacent to public street then 20'.

(F) Interior Setback Requirements: Each mobile home shall have the following clearances from other mobile homes and streets within the park:

(1) Side Setback: 6 feet minimum, 16 feet total for both sides, minimum 15' separation between each mobile home.

(2) Front Setback: 10 feet minimum from back of curb

(3) Rear Setback: 10 feet minimum separation between each mobile home.

(G) Accessory Building Setback Requirements: Accessory buildings shall have the following clearances from other mobile homes and streets within the park:

(1) Side Setback: 3 feet minimum except on corner lots where the minimum side setback shall be 20 feet.

(2) Front Setback: Same as interior setback requirements

(3) Rear Setback: 3 feet minimum except on corner lots where the minimum rear set back shall be 8 feet.

(H) Home Skirting Requirements: All mobile homes shall be skirted with a decorative masonry, block or brick skirting, or a continuation of the facing material of the home.

(I) Landscaping & Fence Requirements: In all mobile home parks, a strip of land at least ten (10) feet wide along public streets shall be left unoccupied by any structures and shall be landscaped in accordance with Landscaping Section of City zoning ordinance. A site obscuring, six (6) foot high fence shall be erected behind the landscape strip and shall continue along the perimeter of the development. Corners of public streets shall not have the fence extend beyond a triangle area formed by street property lines and a line connecting them at points thirty (30) feet from the intersection of the property line

(J) Access Requirements: Mobile home parks shall have a minimum of two (2) accesses from dedicated public streets. Each access shall be a minimum of 100 feet apart. No mobile home space shall have direct access from a public street. Any access road connecting two or more public streets shall be arranged to discourage through traffic.

(K) Street Width Requirements: Each mobile home park shall have access roads as follows: For two-way roadways with no parking--24 feet in width for entrance roadways--36 feet in width. All interior roads shall be bordered by a two-(2) foot rolled curb.

(L) Parking Requirements: Two off-street, hard surfaced parking spaces shall be provided for the parking of motor vehicles at each mobile home site. An additional parking space (may be hard surfaced) shall be provided at each site and shall be indicated on the site plan.

(M) Storage & Garbage Requirements: All storage and solid waste receptacles maintained outside of the confines of mobile homes must be within a sight obscuring structure which is compatible in design and construction with the mobile homes. Solid waste disposal shall be frequent enough to avoid nuisance.

SECTION 26 -VII-4. Mobile Home Park Development Standards

(A) Park Size Requirements: 5 acres minimum

(B) Lot Area Requirements: 4,000 square feet minimum

(C) Lot Width Requirements: 40 feet minimum

(D) Density Requirements: 7 units per acre maximum

(N) Recreation Area Requirements: Mobile home parks shall provide not less than five (5) percent of the gross land area for recreational use. The land used for roads, sidewalks, set backs for mobile homes and off-street parking shall not be included in computing the recreational space.

(O) Launderette Requirements: A launderette for convenience of park occupants but not for the general public may be included in mobile home parks.

(P) Sewer Service Requirements: All mobile home developments shall be served by the public sewer system. Each space shall be provided with a four-inch waste line which shall be set in concrete.

(Q) Water Service Requirements: Each space shall be provided with adequate water supply lines in accordance with City ordinances. Each space shall have an approved shut-off valve of sufficient depth and approved by the Water Superintendent to allow and provide for water control. Installation of back-flow valves shall be in accordance with the applicable code.

(R) Electrical Service Requirements: Each space shall have an electrical outlet of 110 volts; said outlet shall be an underground connection in accordance with the National Electrical Code.

(S) Utility Location Requirements: All utilities shall be placed underground. City utilities shall be metered as determined by Project Review Board.

(T) Fire Hydrant Requirements: Fire hydrants shall be located within the park so as to service all mobile homes according to International Fire Code and the City Fire Chief.

(U) State Health Requirements: All mobile home parks shall conform to the requirements set forth in the code for camp, trailer court, hotel, motel and resort sanitation regulations, adopted by the Utah State Board of Health, and to all applicable codes as required by Federal, State or local law.

(V) Rental Period Requirements: No mobile home space shall be rented for a period of less than thirty (30) days.

SECTION 26-VII-5. Recreational Vehicle (RV) Park Development Standards

(A) Park Area Requirements: 1 acre minimum, or at least sixteen (16) spaces.

(B) Space Area Requirements: 1,000 sq ft. Minimum (No RV park shall have a density greater than 16 units per acre.)

(C) Space Width Requirements: 20 feet minimum.

(D) Park Setback Requirements: Each recreational vehicle shall have the following clearances:

(1) Side Setback: 10 feet minimum from adjacent property, unless adjacent to public street then 20 feet;

(2) Front Setback: 20 feet minimum from a public street.

(3) Rear Setback: 10 feet minimum from adjacent property, unless adjacent to public street then 20 feet;

(E) Allowed Vehicle Requirements: Only recreational vehicles, as defined in this Ordinance, may be located in an RV park.

(F) Parking Requirements: Parking shall be provided for each RV in the park in addition to one automobile for each RV space. RV parking spaces need not be hard surfaced but should be of a gravel type material and be kept weed free. Each recreational

vehicle (RV) shall be able to park in designated spaces, and no portion of a driveway or roadway may be used for recreational vehicle parking. All RV's shall maintain at least ten (10) feet spacing between units.

(G) Access & Road Requirements: Each RV park shall have access roads as follows:
For one-way roadways with no parking--14 feet in width; for two-way roadways with no parking--24 feet in width; for entrance roadways--30 feet in width. All interior roads shall be bordered by a two-(2) foot rolled curb. Access through residential zones is prohibited.

(H) Outdoor Living Space Requirements: Each RV space shall provide an "outdoor living" space adjacent to the vehicle parking space. The outdoor living space shall be a minimum of three hundred (300) sq ft and shall be maintained in a clean and weed-free manner.

(I) Landscaping Requirements: Each RV park shall provide ten (10) feet of landscaping along public streets according to the Landscaping section of this Ordinance.

(J) Utility Requirements: All RV parks shall be served by the public water supply and public sewer system (including dump stations). All utilities shall be placed underground. City utilities shall be metered as determined by City Building Inspector. Installation of back-flow valves and dump stations shall be in accordance with the applicable code.

(K) Sanitary Facility Requirements: All RV parks shall contain a service building containing all sanitary facilities required by the Utah State Dept. of Health Code for RV's and shall provide a dump station for dependent recreational vehicles. Parking around the service building shall be hard surfaced.

(L) Recreational Area Requirements: Recreational space of not less than five (5) percent of the total area of the RV park shall be provided. Recreational space does not include park streets, parking areas, driveways, or the outdoor living space on each RV space.