

CHAPTER 10

(Amended 10/03 repealed old ordinance, new ordinance adopted)

MANUFACTURED HOMES AND MANUFACTURED HOME PARKS

10.4.1 PURPOSE.

The purposes of this Chapter are to;

- 1) Provide diversity in choice of residential dwellings.
- 2) Require that Manufactured Home Parks are provided to protect the integrity and characteristics of the area and zoning district in which the mobile home park is located.
- 3) Protect the use and amenities of properties in the vicinity of the Manufactured Home Park.

10.4.2 DEFINITIONS.

- 1) HUD Code. The Federal Manufactured Housing Construction and Safety Standards Act.
- 2) Installation standard. The standard adopted and published by the National Conference of States on Building Codes and Standards (NCSBCS), for the installation of manufactured homes titled "The Standard for Manufactured Home Installations," the accompanying manufacturer's instructions for the installation of the manufactured home, or such equivalent standard as adopted by rule.
- 3) Manufactured Home. A transportable factory built housing unit constructed on or after June 15, 1976 according to the Federal Home Construction and Safety Standards Act of 1974 (HUD Code), in one or more sections, which, in the traveling mode, is eight body feet or more in width or 40 body feet or more in length, or when erected on site, is 400 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems. All manufactured homes constructed on or after June 15, 1976, shall be identifiable by the manufacturer's data plate bearing the date the unit was manufactured and a HUD label attached to the exterior of the home certifying the home was manufactured to HUD standards.
- 4) Mobile Home. A transportable factory built housing unit built prior to June 15, 1976, in accordance with a state mobile home code which existed prior to the Federal Manufactured Housing and Safety Standards Act (HUD Code).
- 5) Manufactured Home Park. A manufactured home park means an area of land where spaces are provided for rent or lease for the establishment and location of two (2) or more manufactured homes.

10.4.3 ZONES PERMITTED.

- 1) Manufactured Home.
 - a) A manufactured home, meeting the definition for Manufactured Home, as contained herein, may be allowed on a lot of record in any zone district allowing single-family residential dwelling units, upon a finding of compliance with all requirements of the zoning district in which the manufactured home is proposed, including, but not limited to, minimum lot size requirements, and compliance with the applicable building codes of the City, as adopted.
- 2) Manufactured Home Park.
 - a) A manufactured home park, for the location of two (2) more manufactured homes may be approved by the City in the RM-15 Zone only and by following the requirements for a Conditional Use, as contained herein.

10.4.4 BUILDING CODE COMPLIANCE REQUIRED.

- 1) All manufactured homes located within Grantsville City shall comply with all building code requirements, as adopted by the City and all applicable installation standards.

10.4.5 MOBILE HOMES PROHIBITED.

- 1) Mobile homes, as defined herein, are prohibited within Grantsville City.

10.4.6 EXISTING MOBILE HOMES CONTINUE AS NONCONFORMING USE AND STRUCTURES.

- 1) All mobile homes, existing within the City as of the date of enactment of this Chapter, and established as required by the Ordinances of the City as a legal use, may continue as a nonconforming use or structure as provided by Chapter 5.

10.4.7 MANUFACTURE HOME AND MANUFACTURED HOME PARK APPROVAL PROCEDURES.

- 1) Approval Procedures.
 - a) Manufactured Home on a Lot of Record. A manufactured home may be established on a lot of record located in a zoning district allowing single-family residential dwelling units, upon a finding by the Zoning Administrator of compliance with all requirements of the applicable zoning district requirements and with a finding by the Building Official of compliance with the building codes of the City, as adopted.
 - b) Manufactured Home Park. A Manufactured Home Park may be considered and approved by Grantsville City as a Conditional Use in the RM-15 zoning district and by following the requirements for site plan approval, as provided by Chapter 11 herein, and compliance with all other applicable zoning, engineering, public improvement and construction standards and requirements and building codes of the City, as adopted.

c) Manufactured Home within a Manufactured Home Park. A manufactured home may be established on a lot within an approved Manufactured Home Park, upon a finding by the Zoning Administrator of compliance with all requirements of the applicable zoning district requirements and with a finding by the Building Official of compliance with the building codes of the City, as adopted.

10.4.8 MANUFACTURED HOME AND MANUFACTURED HOME PARK DEVELOPMENT STANDARDS.

Development standards are provided for the establishment of manufactured homes and manufactured home parks to achieve the purposes of this Chapter.

1) Manufactured Homes.

A manufactured home may be established on a lot of record located in a zoning district permitting single-family dwellings, if the following requirements are met;

- a) The lot on which the manufactured home is proposed meets all requirements of the zoning district in which the lot is located.
- b) The lot is a legal lot of record.
- c) The manufactured home can be established on the lot so as to meet all development requirements of the zoning district.
- d) The construction and establishment of the manufactured home meets all requirements of the building codes of the City.
- e) The manufactured home meets all requirements of this Chapter.

2) Manufactured Home Parks.

a) General Standards.

- i) Minimum Area. A minimum area of five (5) acres, located in the RM-15 zone shall be required for all manufactured home parks.
- ii) Minimum Space Requirement. Each manufactured home space located in a manufactured home park shall not be less than 4,500 square feet. Not more than one (1) manufactured home shall be placed upon each space in a manufactured home park approved under the provisions of this Chapter.
- iii) Prior Created Lots. Sites, lots or parcels of land located in a manufactured home park created prior to April 4, 1978, shall only have the RM-15 zone applied if they meet the requirements of this Chapter. All other such manufactured home parks shall be identified as Non-Conforming uses, as provided for by this Ordinance.

iv) Applications to Increase Size. All manufactured home parks existing prior to April 4, 1978, shall comply with the provisions of this Chapter if the area of the park or the number manufactured

homes is proposed to be increased.

v) Single Ownership or Control. The area proposed for a manufactured home park shall be held in single ownership, and shall remain in single ownership and control to insure conformance with these provisions and all conditions imposed upon the approved site plan.

No manufactured home space in a manufactured home park may be individually owned, separate from the required single ownership of the area of manufactured home park. Individual manufactured home spaces in a park may be leased or rented. No area of a manufactured home park shall be divided or partitioned from other areas of the park.

vi) Rental and Lease Agreements. Agreements for the rent or lease of manufactured home spaces shall contain provisions regarding landscaping maintenance, parking prohibitions, RV storage, etc., maintenance of homes, yards, noise and pet control. A copy of the proposed Rental and/or Lease Agreement shall be presented and accepted by the City as part of Conditional Use approval by the City. These covenants are considered as a part of the conditions for Conditional Use approval by the City and may not be modified without noticing and explaining the necessity of such changes and receiving approval from the City as a modification to the conditions of manufactured home park approval.

vii) Towing Hitches/Wheels. All towing hitches or devices and wheels must be removed from the manufactured home prior to occupancy of the unit.

b) Individual Space Requirements in Manufactured Home Parks.

i) Minimum Space Requirement.

(1) Each manufactured home space located in a manufactured home park shall not be less than 4,500 square feet. Not more than one (1) manufactured home shall be placed upon each space in a manufactured home park approved under the provisions of this Chapter.

ii) Minimum Space Width.

(1) Each manufactured home space provided in a manufactured home park shall have a minimum width of not less than fifty (50) feet.

iii) Minimum Space Frontage.

(1) Each space in a Manufactured Home Park shall abut a paved, private or public street for not less than fifty (50) feet, such street being constructed to standards as required by the City.

iv) Maximum Building Height. All buildings and structures located in a manufactured home park shall comply with the maximum height requirements of the RM-15 zoning district.

c) Minimum Yard Requirements.

The following yard requirements shall apply to all spaces in a manufactured home park. (Note: All setbacks are measured from the boundary line of the approved manufactured home space.)

i) Manufactured Home (Principal Structure).

- (1) Front Yard. Each space shall have a front yard of not less than twenty (20) feet. The front yard shall not be used for vehicle parking.
 - (2) Side Yard. Each space shall have a side yard of not less than 8 feet. No manufactured home shall be located closer than 16 feet from any other manufactured home or permanent building within the manufactured home park.
 - (3) Side Yard - Corner Lot. On corner spaces, the side yard contiguous to the street shall not be less than twenty (20) feet. The side yard shall not be used for vehicle parking.
 - (4) Rear Yard. Each space shall have a rear yard of not less than twenty (20) feet.
- ii) Accessory Structures.
 - (1) Must be located a minimum of six (6) feet behind the principal structure.
 - (2) Side Yard shall not be less than five (5) feet.
 - (3) Side Yard - Corner Lot, shall not be less than twenty (20) feet.
 - (4) Rear Yard B shall not be less than three (3) feet.
- d) Projections into Yards.

The following structures may be erected on or projected into any required yard in a manufactured home park, consistent with the requirements of the RM-15 zone:

- i) Fences and walls in conformance with City codes and ordinances.
- ii) Landscape elements including trees, shrubs and other plants.
- iii) Necessary appurtenances for utility service.

- 3) Second Access. A manufactured home park shall have at least two (2) vehicle accesses to public streets (one of which may be controlled access as approved by the Fire Department).
- 4) Parking, Loading and Access.
 - a) Each space in a manufactured home park shall provide the number of off-street parking spaces as required by the RM-15 zoning district for single family dwelling units, and additional off-street visitor parking spaces as may be required as a condition for site plan and Conditional Use approval.
 - b) All parking spaces shall be paved with asphalt, concrete, or similar hard surface material, and shall be provided with a paved access from an approved street.
- 5) Landscaping Requirements.
 - a) A landscape plan, consistent with the requirements of Section 9.3 of this Ordinance, shall be presented, and approved, with or without revisions, as a condition of site plan and conditional use approval. The landscape plan shall meet the requirements of Chapter 9.
- 6) Buffering and Screening.
 - a) The required manufactured home park landscape plan shall include and provide areas of necessary buffering and screening to adjoining uses, as required by the City as a condition of site plan and conditional use permit approval. All buffer and screening areas shall be landscaped as required by the City, meeting the minimum requirements for landscaping as provided by Chapter 9.
 - b) As a screening element a sight obscuring screening fence shall be required by the City, at locations determined necessary by the City, as a condition of site plan and conditional use permit approval.
 - c) All screening fences shall be constructed of materials and be a color as required by the City as a condition of site plan and conditional use permit approval.
- 7) Other Requirements.
 - a) Street Standards. Streets improved and/or constructed as part of a manufactured home park approval shall be provide convenient pedestrian and traffic access and circulation. All proposed street improvements shall meet the design and construction standards of the City.
 - b) Street Lighting Standards. Streets shall be lighted in accordance with the requirements of the City.
- 8) Administrative Office.
 - a) Every manufactured home park shall include a permanent building for office/administrative use. The administrative office building may include a single-family dwelling for the exclusive use of the owner or manager.
- 9) Manufactured Home Skirting.

a) Skirting materials shall be provided entirely around the periphery of a manufactured home to conceal any open area beneath the manufactured home. Said skirting materials shall be of durable construction and shall be compatible with the exterior finish of the manufactured home.

10) Utilities.

a) All utility distribution facilities, including electrical service and television antenna services, within a manufactured home park shall be placed underground, as permitted by the service provider. Transformers, terminal boxes, meter cabinets, pedestals, and other such necessary appurtenances to the underground facilities may be placed above ground. All manufactured homes must be served with water, gas, electricity, and City sewer.

11) Trash Storage, Abandoned and Junked Vehicles.

a) All manufactured home parks shall comply with the requirements of the nuisance ordinances of the City, as adopted, including limitations and prohibitions on the storage of trash and abandoned and junked vehicles.