

SECTION 24.09.100 MHP - MOBILE HOME PARK ZONE

24.09.110 PURPOSES

The Mobile Home Park Zone, is intended for the exclusive development of mobile home parks. All mobile home parks shall be developed in accordance with the provisions of this Section.

24.09.120 PERMITTED AND CONDITIONAL USES: MHP ZONE

The following uses shall be permitted uses where the symbol "P" appears and shall be permitted uses subject to a Conditional Use Permit where the symbol "C" appears in the column beneath each zone designation. Where the symbol "X" appears the use shall be prohibited.

		MHP
A. Residential Uses		P
1.	Single family dwelling used for caretakers when located on the same site.	P
2.	Mobile homes	P
3.	Mobile home condominiums with the filing of a tentative map.	C
4.	Conversions of existing mobile home parks may be permitted if no low and moderate income people, seniors (age 62 and older) are displaced from the park and the mobile home park is developed consistent with current standards as noted herein.	C
5.	Recreation Vehicle Park	C
6.	Guest dwellings or accessory living quarters.	X
7.	Group residential	X
8.	Multiple dwellings	X
B. Agricultural Uses		MHP
1.	All types of horticulture	P
C. Home Occupations		MHP
1.	Home occupations subject to the provisions of Section 24.11.200.	P
D. Accessory Uses		MHP
1.	Accessory structures and uses located on the same site as a permitted use.	P
E. Temporary Uses		MHP
1.	Temporary uses as prescribed in Section 24.11.110	P

24.09.130 PROPERTY DEVELOPMENT STANDARDS: MHP ZONE

The following regulations shall apply to the site of a mobile home park. Additional regulations may be specified as conditions of approval through Site Plan Review by the Planning Commission.

A. General Requirements

The following requirements are minimum unless otherwise stated.

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| 1. Maximum density | 7 dwelling units per net acre |
| 2. Site area | 10 acres |
| 3. Site frontage | 250 feet, continuous frontage |
| 4. Area per unit space | 4,000 square feet |
| 5. Depth per unit space | 75 feet |
| 6. Width per unit space | 50 feet |
| 7. Coverage per unit space | 55 percent |
| 8. Front yard setback per unit space | 15 feet |
| 9. Side yard setback per unit space | 5 feet each side |
| 10. Side yard setbacks, for site | 15 feet each side |
| 11. Public street side yard setback, for site | 20 feet |
| 12. Building and structure height. | 14 feet or 1 story, whichever is less |
| 13. Recreation area per unit space | 150 square feet of open, private unit recreation area for each mobile home space. This requirement shall be increased to 200 square feet per mobile home space if children under the age of 18 are permitted to live within the development. |
| 14. Parking per unit space | Two (2) tandem 10'x20' each plus one (1) parking space per each four (4) units for guest parking. |

24.09.130 PROPERTY DEVELOPMENT STANDARDS: MHP ZONES

B. Special Requirements

The following special requirements shall apply to development of mobile home spaces and to facilities within a mobile home park. Additional requirements may be specified as conditions of Site Plan Review.

1. Mobile home space and units. Each space shall have dimensions capable of accommodating a rectangle with minimum dimensions of 28 feet by 55 feet.
2. Accessory structures. Carports, patio covers, storage buildings, and similar structures accessory to a mobile home may be located no closer than 5 feet to the boundary of a mobile home space.
3. Access and Access Drives All mobile home access shall be from a publicly maintained street, however, access drives within a mobile home park shall be privately owned, and shall be at least 28 feet wide exclusive of adjoining parking areas.
4. Sidewalks. Concrete sidewalks at least 4.5 feet in width shall be provided to serve each mobile home space and to serve all central or common facilities within the mobile home park. Sidewalks need not adjoin access drives.
5. Landscaping Not less than 20 percent of each mobile home space shall be landscaped with plant materials, including at least one fifteen (15) gallon size tree on each space.
6. Screening and Landscaping. Required yards shall be landscaped in accord with a site development plan to be approved in accordance with the procedures of Site Plan Review. Screening of the mobile homes shall be provided around the entire site by a six (6) foot wall and landscaping.
7. Mobile home Park accessory buildings and use. Accessory buildings and uses serving the entire mobile home park, including recreation facilities, laundry areas, mobile home park offices, and maintenance or storage buildings, shall be located at least 50 feet from the exterior boundaries of the mobile home park site. All exterior maintenance or storage areas shall be enclosed by a six foot masonry wall.
8. Cable TV service shall be available to each mobile home space.

24.09.130 PROPERTY DEVELOPMENT STANDARDS: MHP ZONE

B. Special Requirements (cont.)

9. Common recreation facilities shall be provided commensurate with the proposed or intended residents including, a meeting room, pool and spa and one of the following:
 - a. Putting green;
 - b. Pitch and putt golf course;
 - c. Childrens play area;
 - d. Lawn/open space general recreation areas; and
 - e. Recreation lakes.
10. Recreation vehicle storage areas, fully screened from view of the public and private streets shall be provided. The storage of RV's on the unit space is prohibited.
11. City water and sewer service shall be made available to all unit spaces plus the caretaker's unit and any recreation buildings.
12. Skirting or screening of the unit wheels shall be required.
13. A master water meter will be required for mobile home parks.

24.09.140 PRE-EXISTING MOBILE HOME PARKS

A pre-existing mobile home park shall not be deemed nonconforming by reason of failure to meet the minimum requirements prescribed by this section, provided that the regulations of this section shall apply to the enlargement or expansion of a pre-existing mobile home park, and provided that a pre-existing mobile home park on a site less than 10 acres shall not be further reduced in area.

24.09.150 SIGNS

No sign or outdoor advertising structure shall be permitted in an MHP zone except as provided in Section 24.15.