

Chapter 17.70

MHP MOBILE HOME PARK RESIDENTIAL DISTRICT

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17.70.010 Purpose.

To provide for the accommodation of mobile homes at a standard consistent with the protection of the health, safety, and general welfare of the community. Such district is herein deemed to be a multiple-family residential district, and a mobile home is herein deemed to be a dwelling. Wherever any provisions of this chapter impose more stringent regulations, requirements or limitations than are required by the provisions of any other law or ordinance, the provisions of this chapter shall govern.(Ord. 617 § 1.1 Exh. A (part), 1996)

17.70.020 Definitions.

"Mobile home" , "mobile home park", and "recreational vehicle" or "travel trailer" as defined in Chapter 17.08. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.70.030 Allowed uses.

- A. Placement of residential manufactured home or mobile home for living purposes;
- B. Permanent living quarters for the sole use of the operator or manager of the mobile home park;
- C. Recreation vehicles for living purposes when set up in compliance with the provisions of this chapter. (Ord. 623 § 1.6, 1997: Ord. 617 § 1.1 Exh. A (part), 1996)

17.70.040 Accessory uses.

Uses associated with an allowed use. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.70.050 Prohibited uses.

A. Commercial uses not addressed as permitted under Section 17.70.060. (Ord. 623 § 1.7, 1997; Ord. 617 § 1.1 Exh. A (part), 1996)

17.70.060 Uses allowed with a special use permit.

A. Incidental uses related to the convenience and recreational needs of the mobile home park residents, provided, however, only those commercial uses relative to a residential area, i.e., laundry facilities.

2. Home Occupations. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.70.070 Development standards for MHP district.

A. The standards as set forth in this section are supplemental to the minimum standards for all construction and sanitation facilities and other necessary facilities for the safety, health and welfare of the occupants as provided by this title or this code.

B. The plans and specifications for a mobile home park must, unless otherwise required by this chapter and allowed by state of Nevada law and regulations, be in accordance with the applicable state of Nevada laws and regulations governing mobile home parks. be in accordance with adopted city and applicable state standards governing mobile home parks.

C. The following standards shall apply to all lands and structures in the "MHP" district:

1. Before any mobile home park may be approved, and before any building or structure for a proposed mobile home park is erected, the applicant shall submit a site plan to the Planning Department for approval in accordance with Chapter 17.24.

2. The minimum site area for a mobile home park development shall be two and one-half acres.

D. Yard setback requirements:

Perimeter of development: 15 foot minimum (see (D)(1) below). Front
 yard abutting street: 15 foot minimum (see (D)(1) below).

Side yard: 5 foot minimum (see (D) (3)(a) below).

Side yard/corner: 10 foot minimum (see (D)(3) (a) below).

Rear yard: 10 foot minimum (see (D)(4) below).

1. Park Perimeter. Each mobile home park development shall have a fifteen-foot setback adjoining all existing or proposed public street lines.

a. No structures or mobile homes shall be located within the required setback area.

b. The yard shall be landscaped and maintained in a manner comparable to a residential front yard.

2. Front Yards. Each lot abutting a dedicated street shall have a front yard of not less than fifteen feet extending for the full width of the lot or parcel.

a. The yard shall be landscaped and maintained as defined herein.

3. Side Yards. Each lot shall have a side yard of not less than five feet on both sides of the lot or parcel devoted to the use.

a. Corner lots in which case the side yard is on the street side shall not be less than ten feet.

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4. Rear Yards. Each lot shall have a rear yard of not less than ten feet extending across the full width of the lot or parcel.

a. The yard may be used for access or parking.

E. Fencing Requirements.

1. The perimeter of the mobile home park shall be fenced or screened with a solid six feet in height fence or wall, with exception of the area defined as the front yard, which shall be fenced or screened not more than three feet in height. A variance from this requirement may be permitted if, due to the nature of the existing topography or other conditions, it is unreasonable to require a fence or screen.

2. In the event a MHP district is next to a nonresidential zoned district, a chain link fence with a solid green planting may be substituted for said solid fence or wall.

3. No wall or fence over six feet in height shall be permitted on or between spaces. (Ord. 623 § 1.8, 1997: Ord. 617 § 1.1 Exh. A (part), 1996)

17.70.070 Area and yard requirements–Individual space.

A. Each mobile home space shall have:

1. Minimum area: three thousand five hundred square feet (for MH's under fourteen feet in width).

2. Minimum width: thirty five feet.

3. Minimum depth: sixth feet.

B. The minimum distance between residential mobile home units or other permitted buildings or structures may be fifteen feet where units are located side-by-side, end-to-side, end-to-end or are located near any building requiring a building permit, other than another mobile home.

C. Cornices, eaves, roof overhangs, trellises, beams, joists and other similar roof projections or landings, porches, stairs, if uncovered, may extend or project into required yards according to the following:

Type of Yard	Projection Allowed
Front or rear	5 foot maximum
Side	2 1/2 foot maximum

D. Accessory buildings shall maintain a distance of fifteen feet between nearest main dwelling or other building. (Ord. 623 § 1.9, 1997: Ord. 617 § 1.1 Exh. A (part), 1996)

17.70.080 Access, parking and traffic.

A. In addition to the requirements as outlined in Chapter 17.25, the following shall apply: roadways and entrances shall be designed to insure good circulation, and shall be paved, for their full width, to city standards.

- B. Each mobile home park shall abut a dedicated street improved to standards.
- C. All interior streets within the mobile home park shall be paved and improved to current city standards.
- D. No individual mobile home site shall front or have access directly on to a public street.
- E. All interior streets shall have a minimum of forty feet for right-of-way. Improved widths shall be as follows:
 - 1. One-way traffic: twenty-eight feet.
 - 2. Two-way traffic: thirty-six feet.
- F. Mobile home park design shall be arranged to avoid vehicular, pedestrian and bicycle traffic congestion. Pedestrian, bicycle and vehicular safety shall be protected.
- G. Emergency vehicle access shall be maintained and no adverse impact to adjoining properties will be created.
- H. A minimum of two parking spaces for each mobile home space shall be provided.
 - 1. The grade of a street in a mobile home park must not exceed eight percent, except that a grade of up to twelve percent may be allowed for a short distance if traffic safety is not impaired. (Ord. 623 § 1.10, 1997; Ord. 617 § 1.1 Exh. A (part), 1996)

17.70.095 Landscaping.

- A. Front yards, entrance/exit access ways shall be in maintained landscaping as outlined in Chapter 17.30.090.
- B. Landscaping shall maintain a five-foot setback for pedestrian traffic. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.70.100 Facilities Maintenance.

- An operations and maintenance (O. & M.) plan, including responsibilities shall be developed.
- A. Said plan shall demonstrate how all of the mobile home park facilities will be maintained for the life of the park.
 - B. Facilities shall include, but are not limited to: water systems, sewage disposal systems, drainage systems, solid waste storage and disposal, open space areas, recreational amenities, landscaping, access roads and walkways. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.70.105 Sign standards.

- In addition to the standards outlined in Chapter 17.27 the following shall apply:
- A. Signs advertising the mobile home park shall be restricted to thirty-two square feet of sign area to be limited to the street frontage serving as access to the mobile home park.
 - B. Only one sign will be permitted on each access street.
 - C. Signs shall be reviewed by the planning commission. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.70.110 Other requirements.

- A. Each occupied mobile home space must be connected to an approved sewage disposal system with rigid ABS Schedule 40 or equivalent pipe.

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B. There shall be at least two hundred square feet of recreational area per mobile home space.

C. Service yards, storage areas, and trash disposal areas shall be completely screened by a continuous visual barrier.

D. All streets, walkways and recreation areas shall be lighted so as to present no hazard to the users thereof.

E. Fire protection facilities shall be installed within each mobile home park in accordance with the requirements of the responsible fire protection agency.

F. Interior design, layout, spacing, utilities and arrangement of mobile homes within any mobile home park shall be consistent with all state and local statutes, ordinances and regulations relating thereto including, but not limited to State Fire Marshall, State Public Health Division, State Division of Environmental Protection, State Division of Manufactured Housing.

G. Each occupied manufactured home, mobile home or recreation vehicle must have solid skirting with an approved material around the entire structure. (Ord. 623 § 1.11, 1997: Ord. 617 § 1.1 Exh. A (part), 1996)