

Chapter 17.26
MH Mobile Home District

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17.26.010 Description and purpose.

The MH District is established for the purpose of ensuring and promoting an acceptable living environment for occupants of mobile homes.

17.26.020 General requirements.

A. All the requirements of Chapter 17.32 shall be a part of each request for Rezoning to MH Mobile Home District.

B. The minimum size parcel for which an application for Rezoning to MH Mobile Home District shall be considered is 10-acres, except when the parcel abuts an existing MH district.

C. Connection to public water and public sewer facilities shall be required for each mobile home and other principal use in a MH district.

D. No dependent mobile home shall be allowed in a mobile home park or a mobile home subdivision.

17.26.030 Permitted uses.

Uses permitted by right in a MH District are:

- A. Mobile home parks.
- B. Mobile home subdivisions.
- C. Public facilities.
- D. Home occupation.
- E. Accessory buildings and uses.

17.26.040 Uses by special review.

Uses permitted by special review in the MH District are:

- A. Private campgrounds.
- B. Day care centers.
- C. Public facilities.
- D. Place of worship.

17.26.050 Mobile home park development standards.

Mobile home park requirements shall be as follows:

- A. Maximum density shall not exceed seven mobile homes per gross acre.
- B. No mobile home shall be occupied unless situated on a mobile home space, within a MH zone.
- C. Each mobile home space shall contain a minimum area of 4,000-square feet and shall have a minimum width of 40-feet.
- D. Each mobile home shall be located a minimum distance of 10-feet from each boundary of the mobile home space upon which it is situated.
- E. No mobile home shall be located less than 30-feet from any exterior boundary of a mobile home park which abuts a public right-of-way, nor less than 15-feet from any other exterior boundary.
- F. Each mobile home park shall provide a yard not less than 25-feet in width along each boundary abutting a public right-of-way; such yard shall be landscaped except for those portions used for ingress and egress.
- G. All mobile home units and accessory buildings or uses shall face upon and take access from an interior roadway.
- H. Each mobile home park shall have two separate entrance and exit roadways, each of which shall be not less than 40-feet wide from flow line to flow line and shall connect to a dedicated public right-of-way not less than 50-feet in width, and which shall be hard surfaced with asphalt or concrete.
- I. A storage area for trailers of all types, boats, detached pickup campers, motor homes, etc., shall be provided in an amount equal to 100-square feet per mobile home space. Such storage area shall be hard-surfaced with asphalt or concrete and shall be screened from view by a solid fence not less than 6-feet in height.
- J. The maximum height of any building shall be 35-feet.

K. All trash, refuse and storage shall be kept in closed containers or within a building or area enclosed by a solid fence at least 6-feet in height.

L. Wheels may be removed from mobile homes, but running gear may be removed only for a reasonable period of time for repair purposes.

M. No permanent addition of any kind shall be built onto, nor become part of, any mobile home. Skirting of a mobile home is permissible, but such skirting shall not attach the mobile home permanently to the ground, provide a harborage for rodents or create a fire hazard. All mobile homes must have secure tie-downs for wind and storm protection.

N. Exposed ground surfaces in all parts of a mobile home park shall be hard-surfaced with asphalt or concrete or other solid material, or shall be protected with a vegetative growth which will prevent soil erosion and eliminate dust.