

Chapter 17-22

R-SL RESIDENTIAL SINGLE FAMILY SMALL LOT DISTRICT

Sections:

ARTICLE I. GENERAL PROVISIONS

- 17-22-010 Purpose
- 17-22-020 Definitions.

ARTICLE II. GENERAL UTILITY REQUIREMENTS

- 17-22-030 Fuel supply and storage.
- 17-22-040 Sewage and refuse disposal.
- 17-22-050 Water supply.
- 17-22-060 Electrical service connections.

ARTICLE III. MOBILE HOMES AS TEMPORARY STRUCTURES

- 17-22-070 Loading and unloading.
- 17-22-080 During construction--Use as residence--Conditions.
- 17-22-090 During construction--Use as office--Conditions.
- 17-22-100 Located for temporary expansion of commercial or industrial use--Conditions.

ARTICLE IV. LOCATION

- 17-22-110 Placement unlawful--Exceptions.
- 17-22-120 Lot area.
- 17-22-130 Lot Width.
- 17-22-140 Lot Frontage.
- 17-22-150 Lot setbacks.
- 17-22-160 Lot area per dwelling.

ARTICLE V. MOBILE HOME PARKS

- 17-22-170 Purpose.
- 17-22-180 Location and use.
- 17-22-190 Application--Contents.
- 17-22-200 Application--Conditions for approval.
- 17-22-210 Application--Submittal--Time for consideration.
- 17-22-220 Application--Checking fee.
- 17-22-230 Density.
- 17-22-240 Mobile home space.
- 17-22-250 Frontage.
- 17-22-260 Siting.
- 17-22-270 Parking, loading and access.
- 17-22-280 Recreational vehicle storage.
- 17-22-290 Signs.
- 17-22-300 Landscaping.
- 17-22-310 Trash storage.
- 17-22-320 Walls and fences.

Enterprise Municipal Code
Title 17 – Zoning

- 17-22-330 Street standards.
- 17-22-340 Administrative office.
- 17-22-350 Mobile home skirting.
- 17-22-360 Underground utilities.
- 17-22-370 Transient spaces.

ARTICLE VI. RECREATIONAL VEHICLES AND RECREATIONAL VEHICLE PARKS

- 17-22-380 Purpose.
- 17-22-390 Location and use.
- 17-22-400 Approval--Conditions.
- 17-22-410 Application—Contents

ARTICLE VII. ADMINISTRATION AND ENFORCEMENT

- 17-22-420 Planning commission recommendations.
- 17-22-430 Enforcement.

ARTICLE I. GENERAL PROVISIONS

17-22-010 PURPOSE.

The purpose of this chapter is to preserve and maintain a residential environment within the City, to provide for accommodation of mobile homes and establishment of mobile home parks, and to assure a high degree of compatibility between mobile homes and mobile home parks and adjacent residences or developments of other types. (Res. 90-17.22 (part), 1990; Ord. 83-9-660 §1, 1983)

17-22-020 DEFINITIONS.

For the purposes of this chapter, the following words shall have the meanings set forth in this section:

- A. **"Dwelling", "Mobile Home" and "Mobile home dwelling"** means a detached residential dwelling unit at least thirty (30) feet long and at least fourteen (14) feet wide, designed for transportation on streets or highways on its own wheels or on flatbed or other trailers, and arriving at the site where it is to be occupied as a dwelling complete and ready for occupancy except for minor and incidental unpacking and assembly occupations, location on jacks or other temporary or permanent foundations, connections to utilities, and the like.
- B. **"Lot"** means a parcel or unit of land described by metes and bounds and held or intended to be held in separate lease or ownership, or shown as a lot or parcel on the recorded subdivision map, nor shown on a plat used in the lease or sale or offer of lease or sale of land resulting from the division of a larger tract into two or more smaller units.
- C. **"Mobile home"** means a detached single-family dwelling unit not less than thirty feet long and at least fourteen feet wide, designed for long-term occupancy and to be transported on its own wheels, or on flatbed or other trailers or detachable wheels, and arriving at the site where it is to be occupied as a complete dwelling unit ready for occupancy except for connections to utilities and other minor work; removal of such wheels or placing such dwelling unit on a foundation shall not remove the unit from the mobile home category, unless the buildings meets the dwelling standards of the Building Code.
- D. **"Mobile home park"** means any plot of ground upon which two or more mobile homes occupied for permanent dwelling purposes are located, whether or not a charge is made for such accommodation.
- E. **"Mobile home subdivision"** means a subdivision designed and intended for residential use where the lots are to be occupied by mobile homes exclusively.

- F. **"Recreational vehicle"** means a vehicular portable structure designed as a temporary dwelling for travel, recreational/vacation uses, which is not more than eight feet wide and is less than thirty feet long.
- G. **"Recreational vehicle Park"** means any area where one or more travel trailer lots are rented for relatively short term occupancy to users of travel trailers or camp cars. (Ord. 17.22.055 §1(part), 1994; Res. 90-17.22 (part) 1 1990; Ord. 83-9-660 §2, 1983)

ARTICLE II. GENERAL UTILITY REQUIREMENTS

17-22-030 FUEL SUPPLY AND STORAGE.

All fuel supply and storage systems shall be installed and maintained in accordance with applicable codes and regulations governing such systems. Fuel supply systems shall have at least one accessible means for shutting off fuel supply. Such means shall be located outside the mobile home and shall be maintained in effective operating condition. (Res. 90-17.22 (part), 1990; Ord. 83-9-660 §3.1.1, 1983)

17-22-040 SEWAGE AND REFUSE DISPOSAL.

For mobile home parks, sewer disposal must be provided by the sewage disposal system supplied by the City. (Res. 90-17.22 (part), 1990; Ord. 83-9-660 §3.1.2, 1983)

17-22-050 WATER SUPPLY.

In as much as a public water source of satisfactory quantity, quality and pressure is available, connection shall be made thereto and its supply used exclusively. (Res. 90-17.22 (part), 1990; Ord. 83-9-660 §3.1.3, 1983)

17-22-060 ELECTRICAL SERVICE CONNECTIONS.

All electrical service connections shall be installed and maintained in accordance with applicable codes and regulations governing such systems. (Res. 90-17.22 (part), 1990; Ord. 83-9-660 §3.1.4, 1983)

ARTICLE III. MOBILE HOMES AS TEMPORARY STRUCTURES

17-22-070 LOADING AND UNLOADING.

A mobile home may be temporarily placed or stored upon a lot, for a period not to exceed twenty-four hours for loading and unloading purposes, or for temporary storage not to exceed seven days if such facility is owned by a bona fide guest of the occupants of the premises. (Res. 90-17.22 (part), 1990; Ord. 83-9-660 §3.2.1, 1983)

17-22-080 DURING CONSTRUCTION--USE AS RESIDENCE--CONDITIONS.

A mobile home may be placed upon the rear half of a lot during the construction of a permanent residence, provided the following conditions are met:

- A. A building permit for construction of the permanent residence has been issued prior to location of the mobile home on the site;
- B. The mobile home remains on the site only until final inspection is granted on the permanent residence, and in no event for a period exceeding one year. (Res. 90-17.22 (part), 1990; Ord. 83-9-660 §3.2.2, 1983)

17-22-090 DURING CONSTRUCTION--USE AS OFFICE--CONDITIONS.

A mobile home may be used for a temporary office during construction on the site of the construction of a building only until the building or buildings are completed and a final inspection is granted, and ten (10) days thereafter. (Res. 90-17.22 (part), 1990; Ord. 83-9-660 §3.2.3, 1983)

Enterprise Municipal Code
Title 17 – Zoning

17-22-100 LOCATED FOR TEMPORARY EXPANSION OF COMMERCIAL OR INDUSTRIAL USE--CONDITIONS.

A mobile home may be located for temporary expansion of a commercial or industrial use legally existing on any site if first approved by the Enterprise City Council and under the following conditions:

- A. The mobile home shall be allowed for a maximum period of one year; with a possibility of one renewal by the City Council for a maximum additional period of one year upon request of the property owner;
- B. The mobile home shall be located in a side or rear yard area only and not in the front yard of a permanent building; and that it shall be made as inconspicuous as possible;
- C. The location of the mobile home shall be located in conformance with plans approved by the City Council. (Res. 90-17.22 (part), 1990; Ord. 83-9-660 §3.2.4, 1983)

ARTICLE IV. LOCATION

17-22-110 PLACEMENT UNLAWFUL--EXCEPTIONS.

- A. It is unlawful for any person to place, keep or maintain or permit to be placed, kept, or maintained, a mobile home upon any lot, piece, or parcel of land within the City except in a mobile home park, mobile home subdivision, or lots zoned for mobile homes.
- B. Any mobile home placed individually on a parcel or piece of land as a permanent residence shall:
 1. Be anchored to a permanent foundation such that the mobile home cannot move indiscriminately;
 2. Foundation must meet all requirements of the Uniform Building Code;
 3. Be located at least fifteen feet from mobile homes on adjoining lots;
 4. Be at least fourteen (14) feet in width, must comply with the 1985 HUD Manufactured Housing Standard, and shall have affixed to each such mobile home residence a metal tag certifying such compliance with HUD Manufacturing Housing Standards. No recreational vehicle or travel trailer shall be used as a residence in a mobile home subdivision;
 5. Be regulated by the Uniform Building Code in effect at the time of construction relative to all room additions, awnings, or exterior space covers. All room additions shall be structurally independent of the mobile home itself, but may be attached to the mobile home;
 6. Be placed upon a lot in the City of Enterprise only after owner or user thereof has applied for and obtained a use permit from the City clerk. The fee to be paid for such use permit shall be the sum of twenty-five dollars, or such other amount or amounts as may be established from time to time by the City Council by resolution. (Ord. 17.22.055 §1(part), 1994; Res. 90-11-17-22, 1990; Res. 90-17.22 (part), 1990; Ord. 83-9-660 §4.1.1, 1983)

17-22-120 LOT AREA.

The following lot area requirements shall apply:

- A. Division Lot. Mobile homes may be placed upon subdivision lots in accordance with the following requirements:

Each subdivided lot or parcel of land upon which a mobile home unit is placed shall have an area of not less than six thousand (6,000) square feet. (Res. 90-17.22 (part), 1990; Ord. 83-9-660 §4.1.2, 1983)

Enterprise Municipal Code
Title 17 – Zoning

17-22-130 LOT WIDTH.

Each lot or parcel of land or each individual site in a mobile home park shall have a minimum average width of not less than fifty (50) feet. (Res. 90-17.22(part), 1990; Ord. 83-9-660 §4.1.3, 1983)

17-22-140 LOT FRONTAGE.

Each subdivided lot or parcel of land upon which a mobile home unit is placed shall abut a public street for a minimum distance of thirty-five (35) feet, on a line parallel to the center line of the street or along the circumference of a cul-de-sac improved to City standards. Frontage on a street end which does not have a cul-de-sac improved to City standards shall not be counted in meeting this requirement. (Res. 90-17.22 (part), 1990; Ord. 83-9-660 §4.1.4, 1983)

17-22-150 LOT SETBACKS.

A mobile home placed upon a subdivided lot or parcel of land must meet minimum setback requirements for dwellings. Required minimum setbacks for dwellings are as follows:

Front yard setback ~~25 feet minimum~~ 20 feet minimum

Setback from all other property lines 12 feet minimum

(Res. 90-17.22 (part), 1990; Ord. 83-9-660 §4.1.5, 1983)

17-22-160 LOT AREA PER DWELLING.

Not more than one mobile home or modular housing unit shall be placed upon any platted parcel of land or subdivision lot. (Res. 90-17.22 (part), 1990; Ord. 83-9-660 §4.1.6, 1983)

ARTICLE V. MOBILE HOME PARKS

17-22-170 PURPOSE.

The purpose of this article is to permit development of mobile home parks and to require that mobile home parks will be of such a character as to promote the objectives and purposes of this chapter. (Res. 90-17.22 (part), 1990; Ord. 83-9-660 §5.1, 1983)

17-22-180 LOCATION AND USE.

Mobile home parks may not be constructed unless first approved by the Enterprise City Council, after review of plans for the mobile home park which satisfy the City Council that the proposed development will:

- A. Be in keeping with the general character of the area in which the proposed development will be located;
- B. Be located in a parcel of land containing not less than one acre or on two or more parcels separated by a street or alley only, and totaling at least one acre. (Res. 90-17.22 (part), 1990; Ord. 83-9-660 §5.2, 1983)

17-22-190 APPLICATION--CONTENTS.

An overall plan for development of a mobile home park shall be submitted to the City Council for approval. The plan shall be drawn to a scale no smaller than one inch to fifty (50) feet. At least two copies of the plan shall be submitted. The plan shall show:

- A. The topography of the site represented by contours, shown at not greater intervals than two feet when required by the City Council;
- B. The proposed street and mobile home space layout;
- C. Proposed reservations for parks, playgrounds, open spaces;
- D. Tabulations showing percent of acre to be devoted to parks, playgrounds and open spaces, number of mobile home spaces and total area to be developed;
- E. Proposed locations of parking spaces;

Enterprise Municipal Code
Title 17 – Zoning

- F. Generalized landscaping and utility plan, including location of water, electricity, gas lines, fire hydrants and street lighting;
- G. Any other relevant data the City Council may require. (Res. 90-17.22 (part), 1990; Ord. 83-9-660 §5.5, 1983)

17-22-200 APPLICATION--CONDITIONS FOR APPROVAL.

For a mobile home park to obtain approval, it must:

- A. Have at least eight spaces completed and ready for occupancy before first occupancy is permitted;
- B. Meet all standards and requirements of the mobile home park ordinance;
- C. Meet all current standards for mobile home parks as approved by the American National Standards Institute (standards developed in cooperation with the Mobile Home Manufacturers Association (MMMA), National Fire Protection Association (NFPA) and others);
- D. Have written approval of the State Division of Health;
- E. Be developed according to plans prepared by a professional team, including at least one of the following: a licensed engineer, a licensed architect and a licensed landscape architect or registered land surveyor. In all cases it is recommended that professional design and other assistance be obtained early in the program including as needed, a geologist or soils engineer, an urban planner, a lawyer, a financial expert or others. It is the intent of Enterprise City that the developer solves his problems before approval is given and construction begins. Determination of qualification of required professional individuals or firms shall be made by the City Council. (Res. 90-17.22 (part), 1990; Ord. 83-9-660 §5.3, 1983)

17-22-210 APPLICATION--SUBMITTAL--TIME FOR CONSIDERATION.

Applications for approval shall be in writing, submitted to the City Council at its regular meeting and shall be granted or denied within ninety (90) days, unless an extension of such time is approved by the applicant. (Res. 90-17.22 (part) 1 1990; Ord. 83-9-660 §5.5.31 1983)

17-22-220 APPLICATION--CHECKING FEE.

The applicant for approval of plans for a mobile home park or of a mobile home subdivision shall pay to the City at the time of application a checking fee, in addition to all other required fees. The checking fee shall be established by the City Council. (Res. 90-17.22 (part), 1990; Ord. 83-9-660 §5.5.2, 1983)

17-22-230 DENSITY.

In a mobile home park, the number of mobile homes, manufactured homes, and stick-built homes shall be limited to eight units per acre. The homes may be clustered; provided, that the total number of units does not exceed the number permitted on one acre, multiplied by the number of acres in the development. The remaining land not contained in individual lots, roads or parking shall be set aside and developed as parks, playgrounds, and service areas for common use and enjoyment of occupants of the development and visitors thereto. (Ord. 2005-06, 2005)

17-22-240 MOBILE HOME SPACE.

Each site or space in a mobile home park shall be a minimum of four thousand five hundred (4,500) square feet in area. (Res. 90-17.22 (part), 1990; Ord. 83-9-660 §5.6.1, 1983)

17-22-250 FRONTAGE.

Each site or space in a mobile home park shall have frontage on a paved private street for a distance of thirty-five (35) feet, on a line parallel to the center of the street or along the circumference of a cul-de-sac improved to standards approved by the Enterprise City Council. (Res. 90-17.22 (part), 1990; Ord. 83-9-660 §5.6.2, 1983)

Enterprise Municipal Code
Title 17 – Zoning

17-22-255 LOT SETBACKS.

A mobile home, manufactured home, or stick-built home placed upon a site or space in a mobile home park must meet minimum setback requirements for dwellings. Required minimum setbacks for dwellings are as follows:

Front yard setback: ~~25 feet minimum from public streets; 8 feet minimum from private streets~~ 20 feet minimum

Side yard setbacks: 10 feet minimum one side, 5 feet minimum other side

Rear yard setbacks: 10 feet minimum

(Ord. 2005-06, 2005)

17-22-260 SITING.

Not more than one mobile home, manufactured home, or stick-built home shall be placed upon each site or space in a mobile home park approved under the provisions of this chapter. (Ord. 2005-06, 2005)

17-22-270 PARKING, LOADING, AND ACCESS.

Each lot, parcel space, or site shall have on the same lot, parcel, space, or site, paved parking spaces for two (2) automobiles. There shall also be paved parking spaces available, within two hundred (200) feet for one (1) parking space for each tenant living on the lot, parcel, space, or site. All parking spaces shall be paved with asphaltic cement or concrete, and shall be provided with a paved access from an approved street. Required parking spaces shall not be provided within a required front yard. (Res. 90-17.22 (part), 1990; Ord. 83-9-660 §5.6.4, 1983)

17-22-280 RECREATIONAL VEHICLE STORAGE.

In addition to the above requirements, space shall be provided within the mobile home park for the storage of boats, campers, trailers, etc. The spaces shall be provided at the rate of one (1) space for each five (5) dwelling units within the park. (Res. 90-17.22 (part), 1990; Ord. 83-9-660 §5.6.5, 1983)

17-22-290 SIGNS.

- A. Each mobile home park shall have a bulletin for the listing of each mobile home site and the name of the occupant thereof. The bulletin board shall be located in close proximity to the office or administration building, and it shall be lighted at night. Adequate signs and markings shall be maintained to provide directions to parking areas, recreation areas and other facilities.
- B. Street names shall be established and maintained within the mobile home park in the manner approved by the City Council. Each such directional sign shall not exceed six (6) square feet in area.
- C. Signs or name plates with a maximum area of two (2) square feet in area displaying only the name and address of the occupant of the mobile home may be erected for each subdivision parcel or mobile home space.
- D. Signs which identify or advertise the mobile home park or mobile home subdivision may be erected, if approved by the City Council, as part of its action on the preliminary site plan. There shall only be one (1) sign per entrance with a maximum size of one hundred twenty (120) square feet each. The signs shall not be animated or illuminated except by direct non-flashing light. (Res. 90-17.22 (part), 1990; Ord. 83-9-660 §5.6.6, 1983)

17-22-300 LANDSCAPING.

The following landscaping provisions shall apply in all mobile home parks and must be shown upon the landscaping plans submitted to the City Council:

Enterprise Municipal Code
Title 17 – Zoning

- A. All open areas except driveways, parking areas, walkways, utility areas, improved decks, patios, or porches shall be maintained with landscaping as approved by the City Council.
- B. Trees of a type, size, and interval approved by the City Council shall be planted along the street frontage of any private or public street within the development and around the periphery of a mobile park. (Res. 90-17.22 (part), 1990; Ord. 83-9-660 §5.6.7, 1983)

17-22-310 TRASH STORAGE.

Containers for trash storage of a size, type, and quantity approved by the City shall be provided in approved locations. They shall be placed so as to be concealed from street view and shall be easily accessible by collection vehicles. (Res. 90-17.22 (part), 1990; Ord. 83-9-660 §5.6.8, 1983)

17-22-320 WALLS AND FENCES.

Walls and fences on individual lots or spaces shall not exceed four (4) feet in height. Walls or fences may be erected around the perimeter of each mobile home park with a height and type of materials to be approved by the City Council. Fences or walls located within the front yard of a lot or space shall not exceed two (2) feet in height. (Res. 90-17.22 (part), 1990; Ord. 83-9-660 §5.6.9, 1983)

17-22-330 STREET STANDARDS.

- A. Streets constructed within a mobile home park shall be provided in such a pattern as to provide convenient traffic circulation within the park. They shall be built to the following standards:
 - 1. All mobile home park streets shall have a width of not less than thirty (30) feet, including curbs.
 - 2. There shall be concrete rolled curbs on each side of all mobile home park streets.
 - 3. The mobile home park shall have paved streets in accordance with street paving standards of Enterprise City.
 - 4. Streets shall be lighted in accordance with the requirements of Enterprise City.
- B. Streets within a mobile home subdivision shall meet all of the public street standards established by Enterprise City. (Res. 90-17.22 (part), 1990; Ord. 83-9-660 §5.6.10, 1983)

17-22-340 ADMINISTRATIVE OFFICE.

Every mobile home park shall include a building for office and administrative use clearly marked and identified as such. The building may be either a permanent building or mobile home and may include a single-family dwelling for the exclusive use of the owner or manager. (Res. 90-17.22 (part), 1990; Ord. 83-9-660 §5.6.11, 1983)

17-22-350 MOBILE HOME SKIRTING.

Skirting materials shall be provided entirely around the periphery of mobile homes and manufactured homes to conceal the open area beneath the mobile home or manufactured home frame. The skirting material shall be of durable construction and shall be compatible with the exterior finish of the home.
(Ord. 2005-06, 2005)

17-22-360 UNDERGROUND UTILITIES.

All utility distribution facilities, including electrical service and television antenna services within a mobile home park or mobile home subdivision shall be placed underground. Transformers, terminal boxes, meter cabinets, pedestals and other necessary appurtenances to the underground facilities may be placed above ground. All mobile home sites and lots, whether within a mobile home park or mobile home subdivision, must be served with water and electricity and provide for adequate sewage disposal. (Res. 90-17.22 (part), 1990; Ord. 83-9-660 §5.6.13, 1983)

17-22-370 TRANSIENT SPACES.

Mobile home lots or mobile home spaces within a mobile home park or mobile home subdivision shall not be used for transient trailer sites. The lots or spaces shall be occupied only by mobile homes which are placed upon piers or jacks and attached to public utilities. No lot or space shall be rented or leased for a period less than thirty (30) days. (Res. 90-17.22 (part), 1990; Ord. 83-9-660 §5.6.14, 1983)

ARTICLE VI. RECREATIONAL VEHICLES AND RECREATIONAL VEHICLE PARKS

17-22-380 PURPOSE.

To permit development of facilities for recreational vehicles and motor homes and to require that recreational vehicle accommodations will be of such character as to promote the objectives and purposes of this chapter. (Res. 90-11-17.22.060 (part), 1990; Res. 90-17.22 (part), 1990; Ord. 83-9-660 §6.1, 1983)

17-22-390 LOCATION AND USE.

No recreational vehicle as herein defined shall be located, placed, used, or occupied for residential purposes within Enterprise City except within approved and licensed recreational vehicle parks and except as otherwise provided herein.

- A. Recreational vehicle parks shall generally be located:
 - 1. Adjacent to or in proximity to a major traffic artery or highway;
 - 2. near adequate shopping facilities;
 - 3. Within or adjacent to a mobile home park.
- B. No individual space in a recreational vehicle park shall be used by one individual recreational vehicle for more than one-hundred twenty (120) consecutive days, nor shall such space be rented or leased to any one individual for a period longer than one-hundred twenty (120) days.
- C. Recreational vehicles shall only be allowed on individual lots with an occupied dwelling for temporary use by the occupant of said lot or his bona fide guest for a period not to exceed seven (7) days within a calendar month. No fees may be charged by the property owner for such temporary placement.
- D. Recreational vehicles may be stored, but not used for permanent living quarters in a residential lot.
- E. Recreational vehicles may be stored, displayed, sold and serviced, but not used for living quarters, in a sales lot.
- F. Recreational vehicles may be accommodated in an approved and licensed mobile home park; provided, that:
 - 1. The recreational vehicle portion of the development is separated by barriers, screens, or otherwise from the area of mobile homes.
 - 2. The recreational vehicle use shall have direct access to a collector or arterial street.
 - 3. Separate ingress and egress shall be provided for recreational vehicles when required by the City Council. (Res. 90-11-17.22.060(part), 1990; Res. 90-17.22 (part), 1990; Ord. 83-9-660 §6.2, 1983)
- G. A recreational vehicle, for occupancy, may be placed upon the lot during the construction of a permanent residence, provided the following conditions are met:
 - 1. A building permit for construction of the permanent residence has been issued prior to location of the recreational vehicle on the site;
 - 2. The recreational vehicle remains as living quarters on the site only until final inspection is granted on the permanent residence, for a period not exceeding one year, except that the Planning Commission may grant a one-time emergency extension of up to six (6) months in the

Enterprise Municipal Code
Title 17 – Zoning

event of extraordinary adverse weather or other uncontrollable conditions that warrant such an extension. (Ord. 2005-04, 2005)

17-22-400 APPROVAL--CONDITIONS.

For a recreational vehicle park to obtain approval, it must:

- A. Be in keeping with the general character of the district where it is proposed to be located;
- B. Be located on a parcel of land containing not less than one (1) acre;
- C. Have at least ten (10) spaces completed and ready for occupancy before first occupancy is permitted;
- D. Meet all standards and requirements of this chapter;
- E. Meet all requirements of the state of Utah Code of Camp, Trailer Court, Hotel, Motel, and Resort Sanitation Regulations which are intended to apply to trailer, camper and tent camps as defined in such Code;
- F. Be designed by a qualified architect, landscape architect, urban planner, civil engineer or land surveyor, or a team which includes one or more of such professionals. Determination of qualifications of such required professional individuals or firms shall be made by the City Council;
- G. Contain not more than twenty (20) units per acre. The spaces may be clustered; provided, that the total number of units does not exceed the number permitted on one acre, multiplied by the number of acres in the development. The remaining land not contained in individual recreational vehicle spaces, roads or parking, shall be set aside and developed as park, playground, or service areas for the common use and enjoyment of occupants of the development and of visitors thereto. (Res. 90-11-17.22.060(part), 1990; Res. 90-17.22 (part), 1990; Ord. 83-9-660 §6.3, 1983)

17-22-410 APPLICATION--CONTENTS.

- A. An overall plan for development of a recreational vehicle park shall be submitted to the City Council for review. The plan shall be drawn to a scale not smaller than one (1) inch to fifty (50) feet. At least two copies of the plan shall be submitted. The plan shall show:
 1. The topography of the site represented by contours shown at not greater intervals than one (1) foot;
 2. The proposed street and trailer space pad lay-out;
 3. Proposed reservations for parks, playgrounds and open spaces, and tabulations showing the percent of area to be devoted to parks, playgrounds and open space, the number of recreational vehicle spaces, and total area to be developed;
 4. Proposed location, number, and design of parking spaces;
 5. Generalized landscaping and utility plan, including location of water, electricity, gas lines, and fire hydrants;
 6. Any other data the City Council may require.
- B. Application for approval shall be in writing, submitted to the City Council at its regular meeting and shall be granted or denied within ninety(90) days, unless an extension of time is approved by the applicant. (Res. 90-11-17.22.060(part), 1990; Res. 90-17.22 (part), 1990; Ord. 83-9-660 §6.4, 1983)

ARTICLE VII. ADMINISTRATION AND ENFORCEMENT

17-22-420 PLANNING COMMISSION RECOMMENDATIONS.

The City Council may refer any application to the planning commission for review and recommendations.

However, planning commission recommendations are advisory only, and all final approvals required by this chapter must be endorsed and approved by the Enterprise City Council. (Res. 90-17.22 (part), 1990; Ord. 83-9-660 §7, 1983)

Enterprise Municipal Code
Title 17 – Zoning

17-22-430 ENFORCEMENT.

The City Council may, by resolution or ordinance, from time to time entrust administration of this chapter, in whole or in part to any other officer of Enterprise City without amendment to this chapter. Such officers may include the City administrator, building official, City inspector or others. (Res. 90-17.22 (part), 1990; Ord. 83-9-660 §8, 1983)

