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CHAPTER 12-500. MOBILE HOMES, MOBILE HOME PARKS, AND MOBILE HOME SUBDIVISIONS

12-500-1. Purpose and Intent.

(1) To permit and require the development and use of facilities for mobile homes, mobile home parks, and mobile home subdivisions in appropriate districts and to require that mobile home developments will be of such character as to promote the objectives and purposes of this chapter, to protect the integrity and character of the districts contiguous to those in which mobile home parks and mobile home subdivisions are located, and to protect the land use values of others contiguous to or near mobile home parks and mobile home subdivisions.

(2) To permit variety and flexibility in land development for residential purposes by allowing the use of mobile homes in certain districts within Willard City.

12-500-2. Definitions.

For the purpose of this chapter, whenever any of the following words, terms, or definitions are used herein, they shall have the meaning ascribed to them in this section.

(1) Building. Any structure used or intended for supporting or sheltering any use or occupancy.

(2) Building, Accessory. A building or structure which is subordinate to and the use of which is incidental to, that of a main building, structure, or use on the same lot.

(3) Building Ordinance. An ordinance adopted by the Willard City Council regulating the various building and building related activities in Willard City.

(4) Business License. A written license issued by Willard City, allowing a person to operate and maintain a mobile home park under the provisions of this chapter.

(5) General Plan. The community plan which includes the master plan.

(6) Local Governing Body. The Willard City Council.

(7) Local Health Officer. The health officer employed by or officially representing Willard City.

(8) Manufactured Home. Means a transportable factory built housing unit constructed on or after June 15, 1976, according to the HUD Code, in one or more sections, that: (a) 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 (b) is built on a permanent chassis and designed to be used as a dwelling with a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems.

(9) Mobile Home. Means a transportable structure in one or more sections which is built on a permanent chassis with the plumbing, heating, and electrical systems contained within the unit, which when erected on a site, may be used ~~with or~~ without a permanent foundation as a

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dwelling. A Mobile Home shall not include "Recreational Vehicles" as defined in other titles and chapters of this code.

EXCEPTION: For the purposes of this ~~chapter, chapter, a M~~anufactured ~~H~~omes and ~~Manufactured Home subdivisions are twenty (20') feet wide at its narrowest dimension, and delivered in two (2) or more sections, each with a minimum width of ten (10') feet, and meeting the requirements of the Willard City Building Ordinance shall be considered to be a "qualified manufactured home," and may be regulated by the Willard City Building and Zoning Ordinances.~~

~~(9) Mobile Home. Means 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 HUD Code.~~

~~(1049) Mobile Home Lot.~~ A lot within a mobile home subdivision, designated and used for the accommodation of one mobile home.

~~(114) Mobile Home Park.~~ An area or tract of land designated and approved by Willard City for occupancy by Mobile Homes, to be under single ownership or management, and meeting all requirements of the Willard City Zoning Ordinances and this chapter.

~~(122) Mobile Home Space.~~ A space within a mobile home park, designed to be used for the accommodation of one ~~M~~mobile ~~H~~home.

~~(133) Mobile Home Subdivision.~~ A subdivision designed and intended for residential use where lots are to be individually owned or leased, and occupied by Mobile Homes exclusively.

12-501. Location.

No Mobile Home shall be located, placed, used, or occupied in any district other than within an approved and properly designated Mobile Home Park or Mobile Home Subdivision were allowed within the zoning district, except that unoccupied Mobile Homes may be stored, displayed, and sold in commercial or manufacturing districts. Emergency or temporary parking of an unoccupied Mobile Home outside a licensed Mobile Home Park or Mobile Home Subdivision will be permitted for a period not exceeding twenty-four (24) hours.

12-502-1. Mobile Home Parks.

Such Mobile Home Parks may be approved by the Willard City Council in locations as provided in the Willard City Zoning Ordinance. Before approval is granted, a report to the Willard City Council by the Planning Commission shall find that the proposed development will:

- (1) Be in keeping with the general character of the district in which it is to be located.
- (2) Be located on a parcel of land of not less than ten (10) acres, or on two (2) or more parcels separated by a street or alley only and totaling ten (10) acres.
- (3) Have at least twenty-five (25) Mobile Home Spaces completed, ready for occupancy, or an approved financing plan for construction and phase completion, together with approved security to assure compliance, before occupancy is permitted.

- (4) Meet all standards and requirements of Part 12-504 of this Ordinance and all other requirements of any applicable ordinances.
- (5) Obtain the written approval of the Local Health Official.
- (6) In a Mobile Home Park, the number of Mobile Homes shall be limited to nine (9) units per acre. The Mobile Homes may be clustered provided that the total number of units do not exceed the number permitted on one (1) 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 the visitors thereto.

12-502-2. Mobile Home Subdivisions.

Such Mobile Home Subdivisions may be approved by the Willard City Council in locations as provided in the Willard City Zoning Ordinances. Before such approval may be granted, a report to the Willard City Council by the Planning Commission shall find that the proposed development will:

- (1) Be located on a parcel of land containing not less than three (3) acres.
- (2) Will contain lots with a minimum net area of five thousand (5000) square feet and a minimum width of fifty (50') feet.
- (3) Will meet all applicable requirements of the Willard City Subdivision Ordinance.
- (4) Meet all standards and requirements of 12-504 of this Ordinance and all other requirements of any applicable ordinances.
- (5) Be organized in a home owner's association, if required by the Planning Commission.

12-503. Application.

The application for a Mobile Home Park or Mobile Home Subdivision permit shall contain the following information:

- (1) Applicant's Name, address, and telephone number.
- (2) Interest of the applicant in the proposed development.
- (3) Location and legal description of the property.
- (4) ~~An overall development plan. The plan scale shall be not smaller than one (1") inch. At least four (4) 24x36 hard copies and one (1) digital copy of an overall development plan shall be submitted to the City Planner or Zoning Administrator and shall show the following:~~
~~the City Planner or Zoning Administrator, and shall show:~~
 - (a) The area of the tract, drawn to scale, with dimensions and the approximate total acreage.

- (b) Number, location, and size of Mobile Home Spaces, or subdivision lots, and open spaces for the entire area clearly designated.
- (c) The location and width or size of roadways and walkaways, parking areas, access to the public thoroughfares and Mobile Home Space layout.
- (d) The location of service buildings and all other proposed structures.
- (e) The location and size of natural features, such as wetlands, streams, lakes, drains, wooded areas, and any anticipated change in these features, together with topography at contour intervals of two (2') feet, unless another interval is required by the Planning Commission.
- (f) The size, location, and design of recreational facilities.
- (g) Detailed landscaping and utility plans, including location of fire hydrants, water lines, sewer lines, gas line, power lines, and any other utility service.
- (h) Property ownership, if other than applicant.

(5) Applications shall be in writing, submitted, with the required fees, to the Planning Commission at its regular meeting, and shall be acted upon within thirty (30) days, unless an extension of such time is approved by the applicant. The application, with accompanying Planning Commission recommendations, shall be forwarded to the Willard City Council within fifteen (15) days for approval.

12-504. Standards and Requirements.

12-504-1. For all Mobile Home Parks, and Mobile Home Subdivisions, the Planning Commission shall review the proposed development plan to determine its compliance with all portions of the General Plan, and, among other things, shall make sure that such development will constitute a residential environment of sustained desirability and stability and that it will not adversely affect amenities in the surrounding area.

12-504-2. The development of a Mobile Home Park and Mobile Home Subdivisions shall conform to the following standards and requirements:

- (1) The area shall be in one (1) ownership, or if in several, the application for approval of the development shall be filed jointly by all owners of the property included in the plan.
- (2) The plans for a Mobile Home Park or a Mobile Home Subdivision shall be prepared by a team of competent professionals in planning, engineering, architecture, and landscape architecture. In all cases, it is recommended that professional design and other assistance be obtained early in the development. It is the intent of Willard City that the developer solves their problems before approval is given and construction begins. Determination of qualifications of required professional individuals or firms shall be made by the Planning Commission.
- (3) In all Mobile Home Parks and Subdivisions, a strip of land at least fifteen (15') feet wide surrounding the entire park shall be left unoccupied by Mobile Homes, and shall be planted and

maintained in lawn, shrubs, trees, with an approved wall or fence, designed to afford privacy to the development.

(4) Storm drainage facilities shall be so constructed as to protect residents of the development as well as adjacent property owners. Such facilities shall be of sufficient capacity to ensure rapid drainage and prevent the accumulation of stagnant pools of water in or adjacent to the development.

(5) All storage and solid waste receptacles outside the confines of any Mobile Home must be housed in a closed structure compatible in design and construction to the Mobile Homes, and to any service building within the development; all patios, carports, garages, and other Accessory Buildings must be compatible in design and construction with the Mobile Home. The service buildings shall be constructed in accordance with the Willard City Building Ordinance.

(6) The Planning Commission may require a security [enclosure](#) for [the](#) storage of vehicles, boats and other large items. [Said enclosure](#) shall provide [for](#) a minimum of three hundred (300) square feet of paved area per Mobile Home Space in Mobile Home Parks.

(7) In all Mobile Home Parks and Subdivisions, within forty-five (45) days of occupancy, each such home shall be skirted, or if shields are used, they are to be fireproof, well-painted, or otherwise preserved.

(8) In all Mobile Home Parks, not less than ten (10%) percent of the gross land area shall be set aside for the joint use and enjoyment of occupants. The land covered by vehicular roadways, sidewalks, and off-street parking shall not be construed as part of this ten (10%) percent common area required; provided, however, that in initial stages of development or special smaller development the minimum area shall be not less than one-half (1/2) acre of ten (10%) percent, whichever is greater.

(9) Yard lighting with a minimum of two-tenths (0.2) foot candles of light shall be required for protective lighting the full length of all driveways and walkways in the Mobile Home Park or Mobile Home Subdivision.

(10) In Mobile Home Parks and Mobile Home Subdivisions all areas that are not covered [by asphalt, concrete](#) or buildings, shall be landscaped as approved by the Planning Commission and such landscaping shall be permanently maintained.

(11) In Mobile Home Parks and Mobile Home Subdivisions, all off-street parking spaces and driveways shall be [comprised of asphalt or concrete](#), before the adjacent Mobile Home Spaces may be occupied.

(12) In Mobile Home Parks, the roadways shall be designed to accommodate anticipated traffic [and built in conformity with the Willard City Public Work Standards that are incorporated herein by reference.](#)

(13) In Mobile Home Subdivision roadway widths shall be as required by the Subdivision Ordinance.

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(14) In a Mobile Home Park, the number of Mobile Homes shall be limited to nine (9) units per acre and may be limited to fewer units, depending on Mobile Home size, park topography, and other factors of the particular site.

(15) In a Mobile Home Park, no home or Accessory Building shall be located closer than twenty (20') feet from the nearest portion of any other home or Accessory Building; ten (10') feet from road curbs or walks; and fifteen (15') feet from any boundary of the Mobile Home Park.

(16) Off-street parking shall be provided at the rate of two (2) parking spaces per Mobile Home Space, and each such parking space shall have a minimum width of ten (10') feet and a minimum depth of twenty (20') feet. In no case shall the parking space be located further than one hundred (100') feet from the Mobile Home Space it is designed to serve.

(17) One quarter (1/4) of all parking within a Mobile Home Park or Subdivision shall be reserved for guest use.

(18) One-story bulk storage areas shall be provided within a Mobile Home Park, equivalent to a sixty (60) square feet per Mobile Home Space. The area designated for said bulk storage shall be improved, landscaped, and screened.

(19) A launderette for convenience of the park occupants but not for the general public, may be included in Mobile Home Parks.

(20) In a Mobile Home Park, no Mobile Home Space shall be rented for a period of less than thirty (30) days, and occupancy shall be by written lease. Leases shall be made available for inspection by Willard City upon demand.

(21) In a Mobile Home Park, access shall be provided to each Mobile Home for maneuvering Mobile Homes into position. The access way shall be kept free from trees and other immovable obstructions.

(22) In addition to meeting the above requirements and conforming to the other laws of Willard City, all Mobile Home Parks shall also conform to requirements set forth in the code of Camp Trailer Court, Hotel, Motel, and other Resort Sanitation Regulations adopted by the Utah State Board of Health, February 21, 1968, or successor law and to the Fire Prevention Code or successor law, which codes are hereby adopted by reference. A copy of the codes are filed with the office of the City Recorder for use of the public and all restrictions, regulations, and notations contained therein shall be made a part of this ordinance as fully as though set forth herein. In the event of any conflict between said codes and this chapter, this chapter shall take precedence where its regulations are stricter, and the provisions of the codes shall take precedence where their regulations are stricter.

For all Mobile Home Parks and Mobile Home Subdivisions, the Planning Commission shall review the proposed development plan to determine its compliance with all portions of the local General Plan. In considering the application, the Planning Commission among other things shall make sure that such development will constitute a residential environment of sustained desirability and the stability and that it will not adversely affect amenities in the surrounding

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area. The Planning Commission may require changes to be made in the plan and development standards in excess of the minimum standards contained in this chapter, such as walls, buffers and set-backs. Greater amounts of landscaping, or parking spaces may be imposed as conditions of the approval where determined by the Planning Commission to be necessary to ensure that the development will mix harmoniously with contiguous or nearby uses.

12-505. Utilities.

Every Mobile Home Park and Mobile Home Subdivision shall provide underground utility service to every Mobile Home Space or Lot, including but not limited to water, sewer, power, and gas.

12-506. Guarantees.

12-506-1. For Mobile Home Parks, adequate and reasonable guarantees must be provided as determined by the Planning Commission for permanent retention of open spaces and for the maintenance of roadways, storage facilities, and landscaping resulting from the application of these regulations. Guarantees may be in the form of a bond, or a mortgage on real estate, in the sum to be recommended by the Planning Commission, which form and sum must be approved by the Willard City Council.

12-506-2. Prerequisite to the operation of any Mobile Home Park in Willard City, shall be the obtaining of an annual business license from Willard City.

12-506-3. In the event a Mobile Home Park is not completed according to approved plans, the annual business license shall be denied, the Mobile Home and associated property and facilities removed, and all services discontinued before any part of the land within the development planning area may be used for any other purpose, or be subdivided.

12-507. Penalty.

The violation of any part of this Ordinance shall constitute a separate offense for each day it continues, and shall be punishable as a Class C Misdemeanor. In addition, Willard City may enjoin by civil action the violation hereof and may remove any Mobile Home from a location violating the provisions hereof and assess the expenses thereof as a cost of the action. Penalty for failure to remove a Mobile Home that is in violation shall be \$250.00 per day.