**Residential Mobile Home Zone – Staff Summary**

**Purpose:** Magna has an existing mobile home park on 8400 West and a parcel near the Pleasant Green Cemetery that is zoned for a mobile home park. Mobile Home Parks and Subdivisions can offer an important form of affordable housing for many residents. There are unique aspects of these uses, such as the need for communal park upkeep, that must be addressed through zoning. This draft Chapter retains regulations from the existing code but reformats them to be more user-friendly.

**Applicability:** The RMH Zone is intended for the existing mobile home park in Magna. With the possible exception of the parcels near the cemetery, other areas in the community may not appropriate for this designation.

**Outlined Changes:**

* Sections were re-formatted for readability and consistency with other drafted chapters.
* The “Purpose of Provisions” section was expanded.
* The following uses were added as permitted or conditional in the Zone: Community Garden, Public Park, Micromobility Infrastructure, and Solar and Wind Systems – Accessory.

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**Chapter 19.40: Residential Mobile Home Zone**

DRAFT for Review Purposes Only – August 2nd, 2022

Magna’s Stated intent is that this Chapter be Eliminated. The few parcels that are currently zoned Residential Mobile Home must first be rezoned.

**Sections:**

## 19.40.010 – Purpose of Provisions.

The purpose of the Residential Mobile Home Zone (“RMH”) is to provide appropriate areas for the development and preservation of mobile home parks and mobile home subdivisions. The use and development standards in this Chapter are intended to provide for housing choice and affordability while ensuring that mobile home parks and subdivisions are harmonious with surrounding development.

## 19.40.020 – Scope.

The provisions of this Chapter apply to any real property located in a RMH Zone as shown on the official zoning map. No building, structure or real property shall be used, and no building or structure shall be hereafter erected, structurally or substantially altered, or enlarged except as set forth in this Chapter. Such requirements shall not be construed to prohibit or limit other applicable provisions of this Title, this code, or other laws.

## 19.40.030 – Schedule of Permitted Uses.

1. Schedule of Permitted Uses. The specific uses listed in the following schedule are permitted in the zones as indicated, subject to the general provisions, special conditions, additional restrictions, and exceptions set forth in this Title.
2. Procedure for Multiple Uses (Combination of Uses). If a development proposal involves a combination of uses other than accessory uses as identified in Table 19.40.030, the more restrictive provisions of this Title shall apply. For example, if a portion of a development is subject to Conditional Use (“C”) approval and the other portion is subject only to Permitted Use (“P) review, the entire development shall be reviewed and approved by the Conditional Use process.
3. Abbreviations. The abbreviations used in the schedule mean:
   1. P = Permitted Use. This use is allowed in the zone but may be subject to additional restrictions and approval processes as provided in this Title.
   2. C = Conditional Use. This use is conditional because of the unique characteristics or potential impacts on the municipality, surrounding neighbors, or adjacent uses, incompatibility in some areas of the zone, or compatibility only if special provisions or conditions are required to mitigate the detrimental impacts of the use. The Planning Commission is the land use authority for uses with this designation.
   3. X = Prohibited Use. This use is prohibited in this zone. Any use not specifically identified in Table 19.40.030 is prohibited in this zone.

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| **Table 19.40.030 – Uses Allowed in the RMH Zone.** | |
| **Use Categories** | **RMH** |
| AGRICULTURAL: |  |
| Agriculture | P |
| RESIDENTIAL USES: |  |
| Mobile Home Park or Mobile Home Subdivision | C |
| RETAIL AND SERVICES: |  |
| Child Care, Home | P |
| Home Preschool | P |
| FOOD AND DRINK: |  |
| No Food and Drink Uses are Allowed in the RMH Zone. | |
| RECREATIONAL: |  |
| No Recreational Uses are Allowed in the RMH Zone. | |
| LODGING: |  |
| No Lodging Uses are Allowed in the RMH Zone. | |
| INDUSTRIAL: |  |
| No Industrial Uses are Allowed in the RMH Zone. | |
| INSTITUTIONAL USES: |  |
| Community Garden | P |
| Micromobility Support Infrastructure | P |
| Public Parks | P |
| SPECIALTY: |  |
| Planned Unit Development | C |
| ACCESSORY USES: |  |
| Home Occupation | P |
| Recreational Areas and Facilities | P |
| Solar Energy System, Accessory | P |
| Temporary Uses, subject to Chapter 19.44. | P |
| Wind Energy System, Accessory | P |

## 19.40.040 – Development Standards and Required Yards and Setbacks.

1. Lot Area: The minimum lot area for a mobile home park or mobile home subdivision shall be five (5) acres. There is no minimum area required per lot, provided that the required yards for each mobile home can be created and maintained.
2. Yards and Setbacks:
   1. Front Yard: The minimum front yard setback shall be seven feet and six inches (7’6”).
   2. Side Yard: The minimum side yard for mobile homes shall be seven feet and six inches (7’6”). Awnings, patio covers, etc., may not be closer than three feet (3’) from any side property lines. One accessory storage building, not exceeding one hundred twenty cubic feet (120 ft3), is allowed in one side yard and may be three feet (3’) from the property line.
      1. Exception for Corner Lots*:* On corner lots, there shall be a minimum seven feet and six inches (7’6”) of unobstructed yard space on the private street side of the lot. No parking, awnings, patios, storage sheds or fences may occupy that unobstructed yard space.
   3. Rear Yard*:* The minimum rear yard is ten feet (10’).
   4. Exceptions to Yard Requirements*:* Any yard adjoining a public street must be a minimum of twenty-five feet (25’).
3. Other Development Standards:
   1. Coverage Restrictions: In the RMH zone, the front yard, or any space within three feet (3’) of the side and rear property lines, may not be occupied, and shall be open and unobstructed to the sky. Lot coverage may not exceed seventy-five percent (75%) of the lot.
      1. "Occupied" means covered by a mobile home, garage, carport, cabana, awning, storage building, or structure of any kind.
   2. Building Height: In the RMH zone, no mobile home shall contain more than one story, or exceed twelve feet (12’) in height. No accessory building shall contain more than one story or exceed twelve feet (12’) in height. Other main buildings (clubhouses, recreation buildings, etc.) may not exceed twenty-five feet (25’) in height.

## 19.40.050 – Mobile Home Parks and Subdivisions, Standards and Review.

1. Review and Approval: A mobile home subdivision shall follow the review and approval process, as outlined in Magna’s Subdivision Ordinance. Public streets shall meet the standards outlined in the Subdivision Ordinance. Private street standards shall be determined by conditional use review and approval.
2. Mobile Home Park and Subdivision Maintenance: Maintenance of all areas and improvements owned in common by the lot owners, such as clubhouses, common landscaped areas, recreation facilities, playgrounds, roads, sewer and water utilities, and electrical systems, shall be the responsibility of an owner's association created with articles of association and bylaws approved by the attorney.

## 19.40.060 – General Information.

It is the responsibility of the applicant to comply with all other standards of Title 19 and all other municipal ordinances, including:

1. 19.XX: Specific Use Standards
2. 19.XX: Site Development Standards
3. 19.XX: Off Street Parking Requirements
4. 19.XX: Signs