

## 12.2100.2108 DEVELOPMENT STANDARDS

A. Access Roads. Each mobile home park shall be provided with a hard surface (concrete or asphalt) road of at least thirty (30) feet wide, to serve each mobile home space and common areas. Said pavement to be bounded by a rolled concrete curb constructed in accordance with City standards. Any access road connecting two or more public streets shall be arranged to prohibit through traffic.

B. Access. Access to all mobile home parks shall be from a dedicated public street at an approved access point or points and the developer shall provide STOP signs at said access point or points. No mobile home space shall have direct vehicular access from a public street. There shall be a minimum of two accesses for each mobile home park.

C. Off-street parking. Parking spaces shall be provided for the parking of motor vehicles in the ratio of at least two (2) parking spaces for each mobile home space.

D. Recreation area requirements. Recreation space shall be provided for each mobile home park having ten (10) or more units and shall be restricted and maintained for such use. A minimum usable area of three hundred (300) square feet per unit shall be set aside and developed for each mobile home park. (Amended 3-20-98)

E. Mobile home space size. Each mobile home space shall have a minimum area of five thousand, four hundred (5,400) square feet and a minimum frontage of sixty (60) feet.

F. Minimum side clearances for mobile home park. Each mobile home park shall have the following minimum yard clearance:

1. Side bordering adjacent property shall be ten (10) feet.
2. Fences shall be erected on all sides of a mobile home park. A six (6) foot high solid visual barrier fence or wall properly related to surrounding topography and the character of the surrounding area shall be provided along such boundary; except that, at the point where a public street intersects with an access road, the fence or wall shall be set back fifteen (20) feet from said public street.

G. Minimum yard clearance for a mobile home space. Each mobile home shall have the following minimum yard clearance, which may also be included in a part of those setbacks required in section 21-20(6) above.

1. Front yard on a private access road shall be ten (10) feet from back of curb.
2. Side yard on main access side of mobile home shall be twenty (20) feet, which may include a ten (10) foot driveway.
3. Side yard on a non-main access side of a mobile home shall be ten (10) feet.
4. Rear yard shall be ~~ten (10)~~ five (5) feet.
5. ~~A concrete mobile home patio shall be at least ten (10) feet wide by twenty-five (25) feet long and shall be kept free from weeds and other debris.~~
6. Accessory building or shed must be located in the side or rear yard.

H. Utility requirements. All sewage and liquid waste shall be required to be connected to a public sewer facility where available. If no public sewer is available, ~~in the opinion of the planning commission,~~ the sewage disposal system must meet Utah State Department of Health requirements for mobile home park development. Each mobile home space shall be provided with an approved public water supply and an electrical connection. All utilities shall be located underground. All building, electrical, plumbing and fire protection construction shall comply with Utah State, Iron County and Enoch City construction standards and codes.