

Chapter 17.42

MOBILE HOME PARKS

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17.42.010 Purpose.

These standards are designed to insure that mobile home parks located within the city are compatible with surrounding uses and will enhance the

appearance of the neighborhood in which they are located and the city as a whole. (Ord. 822 §1(part), 1989)

17.42.020 Conditional use permit--Required. A conditional use permit shall be required for the establishment or enlargement of any mobile home park. (Ord. 822 §1(part), 1989)

17.42.030 Site plan requirements. A. Minimum site area: five acres.

B. Setbacks: ten foot setback on all street frontages. (Ord. 822 §1(part), 1989)

17.42.040 Mobile home spaces. A. Minimum Frontage. Each mobile home site (space) shall have a minimum frontage of thirty feet facing a drive or other designated roadway.

B. Area Requirements. At least eighty percent of the sites or spaces within any mobile home park shall contain not less than two thousand square feet exclusive of areas required for off-street parking. The remaining twenty percent of such site will contain a minimum of one thousand five hundred square feet exclusive of areas required for off-street parking.

C. Off-Street Parking. Off-street parking shall be provided in accordance with Chapter 17.60 of these regulations. (Ord. 822 §1(part), 1989)

17.42.050 Recreation area. There shall be a minimum of two hundred square feet of area per mobile home space set aside for recreational purposes for residents of the park and shall be landscaped and designed as a recreational facility. Any recreation building proposed for the development shall be located in the designated recreation area. (Ord. 822 §1(part), 1989)

17.42.060 Design standards. A. Structures located on the site shall not exceed the maximum allowable height within the district unless approved by the planning commission.

B. All buildings constructed on the site shall have a common architectural theme.

C. A sign design plan, incorporating all proposed signs on the site, shall be required at the time the conditional use permit is considered.

D. All lighting shall be designed to protect the public streets and neighboring properties from direct glare or hazardous interference of any kind. (Ord. 822 §1(part), 1989)

17.42.070 Landscaping. A. All required setbacks shall be landscaped as well as ten percent of the total site.

B. Landscaped areas shall consist of trees, planted groundcover, shrubs, or a combination thereof.

C. All landscaped areas shall contain an accepted irrigation system (sprinklers, bubblers, or diffuser heads) with an automatic timer-clock mechanism. All landscaped areas shall be contained within six-inch concrete or eight-inch masonry planter curbing.

D. All landscaped areas shall be maintained by the owner or operator in a reasonably litter-free, weed-free condition and all plant materials shall be kept in a healthy, growing condition.

E. A landscape plan shall be submitted to the department of planning and community development for approval. (Ord. 822 §1(part), 1989)

17.42.080 Refuse enclosures. Sufficient refuse enclosures shall be provided. Such enclosures shall be constructed of masonry or wood, and shall be compatible with the general design theme of the park. All refuse enclosures shall have minimum interior dimensions of five by seven feet. (Ord. 822 §1(part), 1989)

17.42.090 Fencing and screening. A solid masonry wall, six feet in height shall be provided on all property lines, except that such wall shall be constructed to the rear of any required setback on street frontages. (Ord. 822 §1(part), 1989)

Chapter 17.44

RESIDENTIAL CONDOMINIUMS

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- 17.44.070 Condominium development--Standards.
- 17.44.080 Development criteria.
- 17.44.090 Declaration of covenants, conditions and restrictions.

17.44.010 Intent and purpose. Residential condominium projects may require that numbers of householders live in close proximity to one another. Condominium projects also require that such owners be bound together in an association