

ORDINANCE NO. 83-14.

AN ORDINANCE ESTABLISHING THE REQUIREMENT TO
BUILD AND MAINTAIN A MOBILE HOME PARK.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WENDOVER:

SECTIONS:

1. Intent.
2. Location.
3. Approval.
4. Application.
5. Standards and Requirements.
6. Inspection.
7. Non-Conforming Units.
8. Premises.
9. Utilities.
10. Guarantees.
11. Compliance With Other Regulations.
12. Penalty.
13. Effective Date.

SECTION 1. INTENT. To require that mobile home developments will be of such character as to promote the objectives and purposes of the zoning ordinance; to protect the integrity and characteristics of the district contiguous to those in which mobile home parks are located; and to protect other land use values contiguous to or near mobile home developments.

SECTION 2. LOCATION.

(1) No occupied mobile home shall be located anywhere within the City of Wendover except in a licensed mobile home park, or as a temporary use when so authorized by issuance of a conditional use permit for the same. Emergency or temporary parking of any unoccupied mobile home outside a licensed mobile home park will be permitted for a period not exceeding twenty-four (24) hours. This limitation does not apply to unoccupied mobile homes in licensed mobile home sales areas.

* (2) Mobile home parks are required to be located in a rural residential zone.

SECTION 3. APPROVAL.

(1) Mobile home parks may be approved by the Wendover City Council in locations permitting such use in the Zoning Ordinance. Before approval is granted, a report to the Wendover City Council by the Planning Commission shall find that the proposed development will:

(a) Be in keeping with the general character of the district in which it is to be located.

(b) Be located on a parcel of land of not less than two (2) acres, or on two or more parcels separated by a street or alley only and totaling two (2) acres.

(c) Have a least fifty percent (50%) of the spaces completed, ready for occupancy, or an approved financing plan for construction and phase completion, together with approved security to assure compliance, before first occupancy is permitted.

(d) Meet all standards and requirements of Section 8 of this Ordinance and all other requirements of applicable ordinances, except where such requirements are modified by approval of a planned unit development plan.

ZND (2) Mobile home parks may be approved by the Wendover City Council, in locations permitting such use in the Zoning Ordinance. Before approval is granted, a report to the Wendover City Council by the Planning Commission shall find that the proposed development will:

(a) Contain lots with a minimum net area of Four Thousand Five Hundred (4,500) square feet and a minimum width of sixty (60) feet. *vs. 6,000 sq ft (per 00-80-8?)*

ZND (b) Meet all standards and requirements of Section 8 of this Ordinance and all other requirements of applicable ordinances, except where such requirements are modified by approval of a planned unit development plan.

(3) The Planning Commission shall not approve any application for mobile home parks if the developer cannot provide required water supplies and facilities, waste disposal systems, storm drainage facilities, access or improvements, or if the developer cannot assure the planned development will be completed in a reasonable time, or if the Planning Commission of Wendover City Council determines there would be danger of flood, fire or other hazard, or if the proposed development would be of such character or in such a location that it would:

- (a) Create excessive costs for public services and facilities;
- (b) Endanger the health or safety of the public;
- (c) Unreasonably hurt or destroy the environment;
- (d) Cause excessive air or water pollution, or soil erosion, or
- (e) Be inconsistent with any adopted general or specific plan of the area in which it is to be placed.

SECTION 4. APPLICATION.

(1) The application for a mobile home park permit shall contain the following information:

- (a) Name, address, telephone number of applicant.
- (b) Interest of applicant in the proposed development.
- (c) Location, and legal description of the property.
- (d) An overall development plan, prepared by a person or persons qualified to prepare such plans. The plan scale shall be not smaller than one (1) inch to fifty (50) feet. Sufficient copies of the plan, as determined by the Planning Commission, shall be submitted and shall show:

1. The area of the tract, drawn to scale with dimensions and the approximate total acreage.

2. Number, location, and size of lots and open spaces for the entire area clearly designated.

3. The location and width or size of roadways and walkways, parking areas, and access to the public thoroughfares.

4. The location of service buildings and all other proposed structures.

5. The location and size of natural features, as wetlands, streams, lakes, drains, wooded areas, and any anticipated change in these features, together with topography at two (2) foot contours,

shall be filed jointly by all owners of the property included in the plan.

(b) In all mobile home parks, 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.

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

(d) All storage and solid waste receptacles outside the confines of any mobile home shall be housed in a closed structure compatible in design and construction to the mobile homes, and to any service buildings within the development; all patios, car ports, garages, and other add-ons shall be compatible in design and construction with the mobile home. The service buildings shall be constructed in accordance with standard commercial practice and kept in good repair as approved by the Zoning Administrator.

(e) A security compound for storage of vehicles, boats and other large items shall be provided equivalent to a minimum of three hundred (300) square feet of paved area per mobile home space in mobile home parks.

(f) In all mobile home parks, 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.

(g) In mobile home parks, not less than ten (10) per cent 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) per cent common area required; provided, however, that in initial stages of development or special smaller developments the minimum area shall be not less than one-half (1/2) acre or ten (10) per cent, whichever is greater.

farther than one hundred (100) feet from the mobile home space it is designed to serve.

(n) A launderette for convenience of park occupants, but not for the general public, may be included in mobile home parks.

(o) In a mobile 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 the officials of the City of Wendover upon demand.

(p) In a mobile home park, access shall be provided to each mobile home stand for maneuvering mobile homes into position. The access way shall be kept free from trees and other immovable obstructions. Cement pads are required under mobile homes. Amended June 18, 2008

(3) In addition to meeting the above requirements and conditions and conforming to the other laws of the City of Wendover,

(a) All mobile home parks shall also conform to all applicable state regulations. In the event of any conflict between said regulations and this Ordinance, this Ordinance shall take precedence where its regulations are more strict, and the provisions of the regulations shall take precedence where such regulations are more strict.

(b) Permits are required for mobile home hook-ups to be made and such hook-ups shall be made only by licensed plumbers and electricians.

(c) No mobile home may be placed on a permanent foundation without state-approved modification.

SECTION 6. INSPECTION. Mobile homes are considered by the City of Wendover to be less durable and less resistant to deterioration than are conventional homes; therefore, all mobile homes which are used for human habitation, whether conforming or non-conforming, and whether located in mobile home parks, in mobile home subdivision or on bona fide farms or ranches, shall be subject to the following special regulations:

(1) A permit is required for each plumbing and electrical hook-up with a fee of \$5.00 for each permit and an additional \$5.00 fee for each subsequent inspection after the first inspection.

SECTION 8. PREMISES. The premises on which any mobile home is located, used or occupied shall be maintained in a clean, orderly and sanitary condition. The accumulation of any rubbish, waste, weeds, or other unsightly material thereon shall constitute a nuisance and a violation of this Ordinance.

SECTION 9. UTILITIES. Every mobile home park shall provide underground utility service to every mobile home stand or lot as required by the Planning Commission, including but not limited to water sewer, power, and television.

SECTION 10. GUARANTEES.

(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, service 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 determined by the Planning Commission, which form must be approved by the Stockton Town Board and the local attorney.

(2) Prerequisite to the operation of any mobile home park in the City of Wendover shall be the obtaining of an annual business license from the City of Wendover. The business license for a mobile home park is \$50.00 per year.

(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.

SECTION 11. COMPLIANCE WITH OTHER REGULATIONS. Any mobile home located in any permitted area shall comply with and conform to all other zoning laws, rules, regulations, and building, plumbing, electrical, fire prevention, and all other codes and requirements applicable to a structure or building erected within the zone in which said mobile home is located.

SECTION 12. PENALTY. Any violation of this Ordinance is a Class "B" Misdemeanor.

SECTION 13. EFFECTIVE DATE. This Ordinance shall be effective thirty (30) days after the date of its passage and after having

AMENDMENT TO ORDINANCE NO. 83-14, SECTION 5

AN AMENDMENT TO ORDINANCE NO. 83-14, SECTION 5 OF THE
REQUIREMENTS TO BUILD AND MAINTAIN A
MOBILE HOME PARK

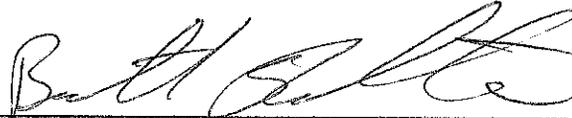
WHEREAS, the City Council has deemed it necessary in order to promote and protect the health, safety and welfare of the citizens of the City of Wendover to amend certain provisions of the Ordinance Establishing the Requirements to Build and Maintain A Mobile Home Park:

THEREFORE, it is now hereby ordained that Ordinance No. 83-14, Section 5, paragraph (2), subparagraph (p), is amended as follows.

- (p) In a mobile home park, access shall be provided to each mobile home stand for maneuvering mobile homes into position. The access way shall be kept free from trees and other immovable obstructions.

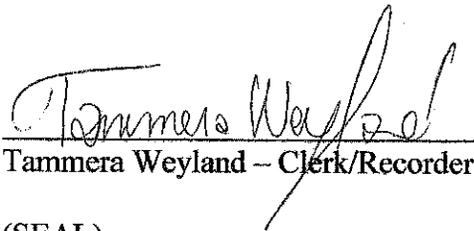
EFFECTIVE DATE: This ordinance shall become effective thirty (30) days after the date of its passage and after having been so posted in three (3) public places in the City of Wendover, Utah.

PASSED by the City Council of the City of Wendover, Tooele County, Utah, this 18th day of June, 2008.



Brett Shelton – Mayor

ATTEST:



Tammera Weyland – Clerk/Recorder

(SEAL)