

19.55 MOBILE HOME PARKS

Chapter 19.55 MOBILE HOME PARKS

Section 19.55.010 - Purpose and Scope.

It is the purpose of this chapter to provide minimum standards for mobile home parks, as defined, including authority for the administration of state requirements for mobile home parks. These standards shall apply to mobile home parks where they are otherwise a permitted or conditional use in this title.

Section 19.55.020 - Permit Required.

A valid permit issued by the Health Department is required before any mobile home may be occupied in any mobile home park.

Section 19.55.030 - Incorporation of State and Local Regulations.

This chapter shall incorporate the state laws and local regulations controlling the operation and parking of mobile homes.

Section 19.55.040 - Chapter to Govern.

The minimum requirements listed in this chapter may exceed the requirements of the authorities noted in Section 19.55.020 and 19.55.030. In such case, the minimum requirements listed in this chapter will govern.

Section 19.55.050 - Area of Mobile Home Park.

The minimum area of any mobile home park shall be the area necessary to comply with the requirements of this chapter and the Whitman County Department of Environmental Health rules for on-site water supply and waste disposal.

Section 19.55.060 - Recreation Area.

A mobile home park must have a recreation or play area no less than 2,500 sq. ft. in area, plus 100 sq. ft. for each mobile home in excess of 10.

Section 19.55.070 - Mobile Home Space--Area.

No mobile home space shall be less than 2,800 sq. ft. nor three times the area of the mobile home situated thereon.

Section 19.55.080 - Mobile Home Space--Width.

No mobile home space shall be less than 30 ft. wide.

Section 19.55.090 - Setback from Public Right-of-Way.

No mobile home in a mobile home park shall be placed closer than twenty feet from the right-of-way of any public road, or closer than twenty feet from the boundary of any public park, playground or school.

Section 19.55.100 - Setback from Property Lines.

Except as required in Section 19.55.100, no mobile home in a mobile home park shall be placed closer than ten feet from any property line.

Section 19.55.110 - Space Between Mobile Homes.

No mobile home shall be placed closer than fifteen feet from another mobile home or buildings in the mobile home park; provided, however, that two mobile homes may be placed a minimum of ten feet apart, if end-to-end.

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Section 19.55.120 - Parking for Automobiles.

For each mobile home space, there shall be provided a space for automobile parking. This space will be in addition to the requirements for mobile home space listed elsewhere in this chapter and shall not be less than 200 sq. ft. per mobile home space. Each parking space shall be within 200 feet of its mobile home space.

Section 19.55.130 - Access Roads.

Surfaced access roads twenty-five feet wide shall be provided to each mobile home space. Each access road shall connect with a street or highway and shall be well marked in the day-time and adequately lighted at night.

Section 19.55.140 - Walkways.

Walkways shall be provided to all service buildings and to all recreation, play, and all other areas reserved for general occupant use. The walkways shall be at least five feet wide, of which three feet will be surfaced.

Section 19.55.150 - Mobile Home Park Plan.

Before any mobile home may be occupied in a mobile home park, the owner of the park shall file with the Administrative Official a plan of the proposed mobile home park containing but not limited to the following information:

1. Name and address of owner;
2. Legal description and dimensions of the tract of land;
3. The location and dimensions of all mobile home spaces;
4. The location and dimensions of each automobile parking space;
5. The location and width of all roadways and walkways;
6. The locations of service buildings and any other buildings and structures; and
7. Sizes and locations of play spaces, recreational spaces and all other areas reserved for general occupant use.

Section 19.55.160 - Changes or Alterations to Plan.

No changes, alterations or additions may be made to any part of the mobile home park as shown in the plan required by Section 19.55.150 without approval of the Administrative Official.

Section 19.55.170 – Approval Criteria

A conditional use permit may be granted for a mobile home park, in accordance with Section 19.04.030, providing the following condition is met:

- A. The proposed location is found to have adequate access to support the traffic expected to be generated by the mobile home park to the satisfaction of the County Engineer, or sufficient guarantees are in place to ensure that adequate access will be available at the time that the park is ready for occupancy. (This section was added 10/15/01, Ordinance # 058775)