

APPENDIX A - MOBILE HOME REGULATIONS

CREATION OF A MOBILE HOME PARK

Intent. This district is created to preserve and enhance property values in the City by providing designated, distinctive areas of not less than two (2) acres having a minimum of three hundred (300) feet in width in which mobile homes may be situated for residential dwelling purposes. It is the intent that this district be a desirable, prominent area providing adequate open space and essentially the same considerations given to citizens of other residential districts.

Minimum Lot Requirements. The minimum lot area for individual mobile homes shall be thirty five hundred (3,500) square feet. The overall density of any mobile home park shall not exceed eight (8) units per gross acre.

Minimum Yard Requirements. The minimum distance required for the separation of a mobile home from any other mobile home shall be twenty (20) feet from side to side, twenty (20) feet from side to rear, and twenty (20) feet from rear to rear; front setback from private drive of fifteen (15) feet.

Mobile Home Parks. A mobile home park may be established by submitting the following information to the Leola City Planning and Zoning Commission:

- A. The topography, legal description of the proposed mobile home park property, and a sketch of the proposed mobile home park, showing dimensions, driveways, purposed locations of mobile homes, the buildings and improvement;
- B. Certification of compliance with all ordinances and regulations regarding mobile home park licensing and zoning, health, plumbing, electrical, building, fire prevention and all other applicable ordinances and regulations shall be a prior requirement; and
- C. Property line easements and right-of-ways will also be shown.

Mobile Home Regulations Within a Mobile Home Park.

- A. Planned mobile home developments are permitted as a matter of right within the City of Leola. However, to implement the statement of intent for this district, the following standards shall be met by any applicant.
 1. The proposed property shall be located so that it shall not be necessary for excessive traffic movement from the park to pass through an existing single-family residential area or area suitable for future single-family residential development.

2. The property is not within an area used not planned for industrial development, nor will the occupants of the proposed park be in any way adversely affected by nearby existing or planned industrial uses.

B. Access and Street Requirements.

1. All mobile home lots must be served from internal private streets within the mobile home parks, and there shall be no direct access from a mobile home lots to a public street or alley. The street must be at least gravel.
2. A minimum of two (2) off-street parking spaces shall be provided for each mobile home space; guest parking in the amount of one parking space per five (5) mobile home lots shall be interspersed throughout the mobile home park.
3. No internal private street access to public street shall be closer than one hundred (100) feet to any public street intersection.
4. All streets shall be lighted in accordance to the standards of the City.
5. Stop signs shall be placed at all public street intersections. Yield signs placed appropriately on internal private streets.
6. Entrance to mobile home parks shall have direct connections to a public road and shall be designed to allow free movement of traffic on such adjacent public roads.
7. Streets should be of adequate widths to accommodate the contemplated parking and traffic load in accordance with the type of street with ten(10) feet minimum moving lanes for collector streets, nine (9) feet minimum moving lanes for minor streets, and seven (7) feet minimum lanes for parallel parking.
8. Other requirements.
 - a. Applicants shall comply with appropriate requirements of the subdivision regulations.
 - b. Each mobile home park shall provide screened areas for refuse disposal of an adequate size for the disposal of such refuse on a regularly scheduled basis.

- c. Additional development requirements may be prescribed as conditions when such requirements are determined to be necessary to ensure the protection of the character of the neighboring properties, the compatibility of land uses, and the health and safety of mobile home park occupants.