

LAND USE ORDINANCE 2008-04

CHAPTER 16

MOBILE HOME DISTRICT (M-H)

16.1. PURPOSE.

To provide and protect areas for mobile home neighborhoods, while permitting limited establishment of public and quasi-public uses which serve the requirements of the neighborhood.

16.2. PERMITTED USES.

6.2.1. Mobile home subdivision.

6.2.2. Mobile homes on individual lots not less than ten thousand (10,000) square feet, provided they are on permanent foundations.

16.2.3. Household pets.

16.2.4. Home garden.

16.2.5. Accessory uses and buildings customarily incidental to the permitted use.

16.3. CONDITIONAL USES.

16.3.1. Mobile home park.

16.3.2. Recreation vehicle park.

16.3.3. Home occupation.

16.3.4. Cemetery.

16.3.5. Church.

16.3.6. School.

16.3.7. Park or playground.

16.3.8. Public utilities, essential services.

16.3.9. Public buildings.

16.3.10. Private recreational grounds and facilities.

16.3.11. Planned unit development.

16.4. DEVELOPMENT STANDARDS.

16.4.1. No main building or accessory building may exceed one (1) story or twenty (20) feet in height, whichever is less. No dwelling shall be less than one (1) story in height. Set backs from the front property line shall be no less than twenty-five (25) feet, from the side property line no less than ten (10) feet, and from the rear property line no less than ten (10) feet for permitted uses. For conditional uses the setbacks may be increased depending on the planned use.

16.4.2. Modifying regulations.

16.4.2.1. Side setback. The side yard setback on a street side yard shall be the same as the front yard setback.

16.4.2.2. No mobile home on adjacent lots shall be closer together than fifteen (15) feet.

16.5. CONDITIONAL USE EVALUATION CRITERIA.

Conditional use evaluation criteria are contained in various Leeds Ordinances depending on the subject. General criteria relating to a specific use can be found in Chapter 7 of this Ordinance. All criteria must be complied with to obtain a conditional use permit plus any additional conditions the Planning Commission or Town Council applies.

16.6. SIGNS.

Requirements for signs permitted in any zone are found in the Leeds Sign Ordinance.

16.7. PROCEDURE TO OBTAIN CONDITIONAL USES AUTHORIZATION.

See Chapter 7, Conditional Uses for requirements, criteria and procedures.

16.8. OTHER REQUIREMENTS.

16.8.1. All mobile homes shall be skirted with a fire-resistant skirt. All skirts shall be kept in place and in good repair at all times.

16.8.2. All mobile homes shall be adequately tied down.

16.8.3. A soil feasibility analysis shall be submitted to and approved by the Southwest Utah Health Department prior to installation of a sewage system.

16.9. MOBILE HOME PARK DEVELOPMENT STANDARDS.

16.9.1. All mobile home parks shall meet the requirements of Chapter 11 (Mobile Home Park, Mobile Home Subdivision and Recreational Vehicle Park Development Standards) of this Ordinance.

16.10. MOBILE HOME SUBDIVISION DEVELOPMENT STANDARDS.

16.10.1. All mobile home subdivisions shall meet the requirements of Chapter 11 (Mobile Home Park, Mobile Home Subdivision and Recreational Vehicle Park Development Standards) of this Ordinance.

16.11. RECREATIONAL VEHICLE OR TRAVEL TRAILER DEVELOPMENT STANDARDS.

16.11.1. All recreational vehicle or travel trailer parks shall meet the requirements of Chapter 11 (Mobile Home Park, Mobile Home Subdivision and Recreational Vehicle Park Development Standards) of this Ordinance.