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Article XIV. Mobile-home Parks.
Ord. No. 427-AC

Section

114.00 Mobile-home parks

Sec. 114.00 Mobile-home parks. (a) General.

(1) Mobile-home parks shall be permitted in the CRR (commercial residential resort) zone.

(2) Mobile-home parks may be permitted in any residential zone and the C-3 (highway commercial) zone with an approved conditional use permit.

(b) Application Process--Procedures.

(1) All proposals submitted to the planning department and city shall be in a form required by and acceptable to, pursuant to city requirements, the provisions of CEQA (California Environmental Quality Act), state and local health departments, and other jurisdictions to whom it will be submitted.

(2) City Permits. A city building permit, and if required, a conditional use permit, shall be required for a mobile-home park.

(3) Any substantial changes in design after approval by the planning commission shall invalidate that approval, and the plan shall be reprocessed as a new proposal.

(4) Open storage of materials or belongings is prohibited.

(c) All applications for mobile-home parks shall contain the following, on or with the map submitted:

(1) Names and addresses of applicant(s), property owner(s), designer and engineer, if applicable;

(2) Location and legal description of proposed park;

(3) Plans and specifications showing, but not necessarily limited to the following (ten (10) copies of plans to be submitted):

(A) Area and dimensions of the tract of land,

(B) Number, location and size of all lots. Each lot shall be numbered, and the dimensions of all measurements shown,

(C) Location and width of all roadways and walkways,

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(D) Proposed method for collection and disposal of solid waste,

(E) Location of all water and sewer lines and riser pipes,

(F) Plans and specifications for the water supply, sanitary sewer lines, and sewage disposal facilities (as required by the State Health Department),

(G) Dimensions and locations of all buildings to be constructed within the park,

(H) General location of lighting and electrical systems,

(I) Topographic map and drainage plan shall be submitted,

(J) The plan shall be drawn at a scale of either one (1) inch equals fifty (50) feet, one (1) inch equals one hundred (100) feet or one (1) inch equals two hundred (200) feet,

(K) Fee: three hundred dollars (\$300.00) plus two dollars (\$2.00) for each mobile-home lot;

(4) If a conditional use permit is required, complete information, including evaluations by the various departments responsible for reports, shall be received by the planning staff at least ten (10) working days prior to the next planning commission meeting date;

(5) Recreational vehicles in mobile-home parks; designated areas:

(A) In any new mobile-home park that is developed after January 1, 1982, mobile-home spaces shall not be rented for the accommodation of recreational vehicles unless the mobile-home park has a specifically designated area within the park for recreational vehicles, which is separate and apart from the area designated for mobile-homes. Recreational vehicles may be located only in the specifically designated area.

(B) Any new mobile-home park that is developed after January 1, 1982, is not subject to the provisions of subsection (c) (5) (A) of this section until seventy-five (75) percent of the spaces have been rented for the first time.

(d) Environmental Requirements.

(1) General. Condition of soil, groundwater level, drainage and topography shall not create hazards to the property or the health and safety of the occupants. The site shall not be exposed, in the opinion of the planning commission, to objectionable smoke, noise, odors, or other adverse influences, and no portion subject to flooding, subsidence, or erosion shall be used for any purpose which would expose persons or property to hazards.

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(2) Site Drainage. The ground surface in all parts of every mobile-home park shall be graded and equipped to drain all surface water in a safe, efficient manner.

(e) Mobile-home Park Design Standards.

(1) Minimum Parcel Size and Allowable Density.

(A) Mobile-home parks shall be a minimum of five (5) gross acres. Variation may be allowed by a conditional use permit.

(B) The maximum permitted density shall be ten (10) units per gross acre.

(2) Access and Streets.

(A) Site Access.

(i) Each mobile-home park shall have access on a major collector or larger street.

(ii) Mobile-home parks shall have secondary access for emergency service vehicles unless specifically waived by the planning commission. Said secondary access may be barricaded in a manner approved by the fire chief.

(B) Park Street System

(i) Access to mobile-home lots shall be by internal drive only. No lot shall have direct access to a public street or way.

(ii) Entrances to mobile-home parks shall be designed to minimize congestion and traffic hazards through designated driveways and to allow free traffic movement on adjacent streets.

(iii) Minimum street width for all streets within a mobile-home park shall be twenty-five (25) feet.

(iv) The construction of base paving, curbs and gutters on all private streets shall be approved by the city engineer.

(v) The surface drainage along the street within the mobile home park shall be by means of concrete gutters.

(vi) A lighting system shall be installed along all streets, said lighting systems to be approved by city staff.

(3) Screening Requirements.

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(A) A solid masonry wall having a minimal thickness of six (6) inches and height of six (6) feet shall be installed and maintained along the setback line where a property line abuts an arterial street or residential zone.

(B) A six (6) foot high opaque screen shall be provided along all setback lines where the property abuts any collector or lesser streets and along the property lines where the property abuts an alley and/or common interior lot line. The opaque screen may consist of a wall or a fence having an approved hedge or plant screen.

(C) The height of a wall or fence shall be measured from the highest grade level.

(4) Setback Requirements.

(A) Where exterior property lines abut a street there shall be a minimum building setback of ten (10) feet.

(B) Where exterior property lines do not abut a street there shall be a minimum building set back of five (5) feet.

(C) The minimum distance required for the separation of a mobile-home from a building shall be ten (10) feet.

(D) The minimum distance required for the separation of a mobile-home from any other mobile-home shall be: ten (10) feet from side to side, eight (8) feet from side to rear, and six (6) feet from rear to rear; provided, however that each mobile-home shall not be located closer than three (3) feet from the rear or side mobile-home lot line.

(E) Accessory structure including awnings and carports shall not be located closer than three (3) feet from a lot or property line.

(5) Parking.

(A) No on-street parking shall be allowed within any mobile-home park.

(B) Adequate off-street parking shall be provided for automobiles, boats, etc.

(C) If desired, parking may be provided in a central location, convenient to all homes, for use by visitors and residents. Such parking area must be paved and adequately illuminated at night. One (1) of the two (2) required parking spaces for each lot may be located in such a parking areas.

(6) Landscaping.

(A) The setback between a required wall and property line shall be landscaped.

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(B) All common outdoor recreational living spaces shall be landscaped except for pools, shuffleboards and similar open recreational facilities.

(C) Each occupied space shall contain at least one (1) live fifteen (15) gallon tree.

(D) All required landscaping shall be maintained with a permanent watering system.

(E) A landscaping plan depicting the screening and landscaping scheme for all required landscaped areas shall be submitted. Where trees and shrubbery are required or used in recreational areas, said landscaping plan shall indicate the plant type, size, quantity and spacing.

(7) Recreational Areas.

(A) Common recreational areas shall be provided for the benefit of residents based on the minimum standard of two hundred (200) square feet of recreational area for each permitted mobile-home space.

(B) Recreation areas shall be so located as to be free of traffic hazards, and shall, where topography permits, be centrally located or adjacent to existing waterway.

(8) Park Accessory Building.

(A) All accessory buildings and uses such as laundromats, maintenance buildings, and refuse collection areas, shall be convenient to the units they service, and shall be maintained in a clean and sanitary condition.

(B) Trash storage areas shall be provided and distributed throughout the park. Said trash storage areas shall be screened from public view by a solid wall.

(C) All accessory buildings shall be of permanent construction.

(D) Such accessory buildings shall require a city building permit.

(9) Signs.

(A) All signs shall conform to the provisions of the city sign ordinance.

(10) All utilities shall be underground. Ord.427-AC