Mobile Home Park

Development Standards

Standard	"Old Code" Nonconforming	"Old Code" Conforming	Stoneybrook	1998 Code
	All Others (incl. Mobile West)	Woodlands East, 2280 1st Ave. Countryside, 2036 1st Ave. Villa West, 2700 C St.	Stoneybrook only	Northview
Clearance Standards: ❒ MH to MH	15.0 Feet Side-to-Side 12.5 Feet End-to-Side	20 Feet	20.0 Feet Side-to-Side 15.0 Feet Side-to-End	15 Feet between Homes, Homes & Int. Roadways (20' if parking in front)
❒ MH to MH (end to end)	10 Feet	10 Feet	10 Feet	15 Feet
❒ MH to Permanent Structure (e.g., clubhouse)	10 Feet (unless incombustible)	20 Feet (excl. storage structures)	20 Feet	15 Feet (if 1 hr. barrier)
❒ MH to Incombustible Structure (e.g., conc. deck)	Allowed Adjacent To MH; 3' to Other MH		Allowed adjacent to MH.	N/A
❒ MH to Combustible Structure (e.g., adj. pad decks, sheds, garage, etc.)	For any new structures: 0'-5.9'* if fire-resistant (e.g., 5/8" sheetrock Type X). 6'+ if not. *Measurement from eaves or projections.)	For any new structures: 0'-5.9'* if fire-resistant (e.g., 5/8" sheetrock Type X). 6'+ if not. *Measurement from eaves or projections.)	0'-5.9'* if fire-resistant (e.g., 5/8" sheetrock Type X). 6'+ if not. *Measurement from eaves or projections.)	For any new structures: 0'-5.9'* if fire-resistant (e.g., 5/8" sheetrock Type X). 6'+ if not. *Measurement from eaves or projections.)
❒ MH to Public ROW	20 Feet	20 Feet	25 Feet/Front	25 Feet
❒ MH to Property Line	10 Feet (if adj. property not zoned R-MH); Otherwise ½ Clearance Required Between MH's.	20 Feet	Same as 1998 Code.	20 Feet (if not separated by roadway) 10 Feet if also zoned R-MH & nearest home 10' away from property line.

❒ MH to Adjacent Fence	For any new structures: 6 Feet	For any new structures: 6 Feet	6 Feet	For any new structures: 6 Feet
❒ MH to Adj. Deck	For any new structures: 6 Feet (if deck open on 3 sides)	For any new structures: 6 Feet (if deck open on 3 sides)	6 Feet (if deck open on 3 sides)	For any new structures: 6 Feet (if deck open on 3 sides)
❒ Garage to Garage Note: Deck or carport may be attached to unit intended to serve without fire-resistence.	For any new structures: 6 Feet (if BOTH are fire-resistant on 1 side, OR if one is fire-resistant on both sides; otherwise 10 feet)	For any new structures: 6 Feet (if BOTH are fire-resistant on 1 side, OR if one is fire-resistant on both sides; otherwise 10 feet)	6 Feet (if BOTH are fire-resistant on 1 side, OR if one is fire-resistant on both sides; otherwise 10 feet)	For any new structures: 6 Feet (if BOTH are fire-resistant on 1 side, OR if one is fire-resistant on both sides; otherwise 10 feet)
❒ MH to Pathway/ Sidewalk	N/A	N/A	10 Feet from back of sidewalk, except on cul-de-sac where may be 0 feet if approved by staff.	5 Feet
Minimum Park Size	N/A	8 Acres		8 Acres
Maximum Density	N/A	8 Homes/Acre		8 Homes/Acre
Streets	Paved; Single- or Double-Laned w/Ea. Lane 10' Wide. Single Lanes Must Include Parking on 1 Side & Labeled "One-way"	Paved; 30 Feet Wide (exclusive of sidewalks)		Per Standard Street Options: 40' Paved/60' ROW
Sidewalks	N/A	Adjacent & on Both Sides of Street; Concrete, 3' Wide, 6" Thick, 2" Higher than Street	3-Foot Sidewalk; 5-Foot Path	5 Feet Wide; Attached, Both Sides of Street
Off-Street Parking	1 Per Lot Space (can be in parking lane on-street)	2 Per Lot Space	2 Per Lot. No Parking in Cul-de-Sac.	2 Per Lot Space; 9' x 19'
Access	N/A	1 Entrance/100 Homes	1998 Code	2 Separate Entrances off Public ROW
Illumination	0.3 Footcandles at Night; Centrally Controlled	0.3 Footcandles at Night; Centrally Controlled	0.3 Footcandle; Centrally Located	Per Chapter 18.40: 0.6 in Residential Zones
Patio	N/A	1; Min. 180 Sq. Ft.	180 Sq. Ft. or porch of 4' x 4' minimum at back door and 6' x 8' minimum at front door.	Not required; however, must meet separation requirements. If provided, counts as ½ amenity.

Landscape	N/A	20-Foot Strip Along all Public ROWs	Per Code Requirements	Per Code Chapter 18.44
Water/Sewer	N/A	Supplied by City; Independent Hook-Ups	Per City Requirements	Per City Requirements
Utilities	N/A	Undergrounded	Per City Requirements	Per City Requirements
Fire Hydrants	All Homes w/i 500 Feet	All Homes w/i 500 Feet	Per City Requirements	Per City Requirements
Directory	Aerial View; 5' x 4' Min.	Aerial View; 5' x 4' Min.	Per City Requirements	5' x 4' Min. (Only if 25+ spaces)
Address Signs	10" x 5" Min.	10" x 5" Min.	Per City Requirements	10" x 5" Min. (Only if 25+ spaces)
Storage Unit	N/A	250 Cu. Ft. Min; centrally located or @ each space; connected only if fire-resistant.	250 Sq. Ft. central or each space. 0'-6' if noncombustible (Type X sheetrock). 6'+ if combustible.	180 Cu. Ft. Min.; Central or @ each space. 6' separation if noncombustible/15' if combustible.
Expansion	Cannot increase over # as of 09/15/72. Nonlicensed/ nonconforming units cannot be replaced unless brought up to "nonconforming" standards.	Cannot increase over # licensed as of adoption of 1998 code unless brought into compliance w/1998 code.	In conformance with Code.	In conformance with Code.
Open Space	N/A	N/A	Private and common space provided.	25% Common Open Space w/25% Usable
Amenities	N/A	N/A	Pool, clubhouse, tot lot, playground, basketball, trails, nonpotable water irrigation, landscaping and maintenance individual site.	Sliding Scale (per Section 18.46.140.C.9)