

***ITEM 2** Development Services requests approval of Ordinance Text Amendments to Chapter 14.15 (Residential Manufactured Home Park Zone) to update and clarify standards. Citywide application. Aaron Ardmore (801) 852-6404 aardmore@provo.org PLOTA20240155

OVERVIEW

Development Services is bringing forward text amendments to the RM Zone code in order to remove garages as a permitted use and to clarify standards throughout the chapter. These changes are being proposed as a result of enforcement actions taking place around the city in some of the mobile home parks with illegally built structures that are creating hazards for the tenants and neighbors.

The purpose of the RM Zone is to have a large tract of land that can have mobile structures placed in designated areas to provide residential communities for mobile homes and modular housing units. Over the years in Provo, some of these parks have been expanded to include permanent structures which create issues with fire code, building code, and HUD standards. The attached amendments look to clarify the standards in these parks to avoid ongoing and future safety issues.

Planning staff reviewed these amendments with the Provo Legal Department and was provided with a number of additional edits to clarify standards and regulations for RM Zones. These include, but are not limited to, grammatical fixes, other code references, and updates to be consistent with other sections of Provo City Code.

STAFF ANALYSIS

With any text amendment staff must review the proposed language against the goals and objectives of the General Plan. Section 14.02.020 of the Provo City Code provides specific criteria for this evaluation. That evaluation is as follows: (staff responses in bold)

(a) Public purpose for the amendment in question.

Staff response: The public purpose for the amendments is to help provide safer development in mobile home parks, restricting additions and structures that sacrifice the safety of mobile homes. Additionally, the more minor changes will help the public to more easily understand the rules and regulations in the RM Zone.

(b) Confirmation that the public purpose is best served by the amendment in question.

Staff response: Staff believes that the proposed amendments are the best way to address the above public purpose.

(c) Compatibility of the proposed amendment with General Plan policies, goals, and objectives.

Staff response: The proposed amendments help to meet goals of the General Plan, specifically, Chapter 3, goal 3, to “review and revise Provo City Code to make it more consistent and accessible” as well as Chapter 7, goal 5, to “continue to plan and work to mitigate the impacts of emergencies and hazards”.

(d) Consistency of the proposed amendment with the General Plan's "timing and sequencing" provisions on changes of use, insofar as they are articulated.

Staff response: There are no timing and sequencing issues related to this request.

(e) Potential of the proposed amendment to hinder or obstruct attainment of the General Plan's articulated policies.

Staff response: Staff believes that this proposal would not hinder or obstruct General Plan policies.

(f) Adverse impacts on adjacent landowners.

Staff response: Staff believes the only adverse impacts from these amendments would be to mobile park owners/tenants that attempt to obtain building permits for structures that are not allowed by the RM Zone code.

(g) Verification of correctness in the original zoning or General Plan for the area in question.

Staff response: Does not apply.

(h) In cases where a conflict arises between the General Plan Map and General Plan Policies, precedence shall be given to the Plan Policies.

Staff response: Does not apply.

CONCLUSIONS

These proposed amendments are necessary and vital for protecting residents within and adjacent to mobile home parks. The proliferation of illegal structures constructed in some of these parks has created dangerous situations that are currently being remedied. The size of tenant spaces in these parks and the intent of the RM Zone do not lend themselves for garage construction. Cleaning up the RM Zone chapter is an important step to ensuring the intent of the zone is met and safety is secured.

ATTACHMENTS

1. Proposed Amendments

ATTACHMENT 1 – PROPOSED AMMENDMENTS

Chapter 14.15

RM - RESIDENTIAL MANUFACTURED HOME PARK ZONE

Sections:

- 14.15.010 Purpose and Objectives.**
- 14.15.020 Definitions.**
- 14.15.030 Permitted Uses.**
- 14.15.040 Minimum Development Standards.**
- 14.15.050 Lot Area.**
- 14.15.060 Lot Width.**
- 14.15.070 Lot Frontage.**
- 14.15.080 Prior Created Lots.**
- 14.15.090 Lot Area Per Dwelling.**
- 14.15.100 Yard Requirements.**
- 14.15.110 Accessory Buildings.**
- 14.15.120 Projections into Yards.**
- 14.15.130 Building Height.**
- 14.15.140 Second Access.**
- 14.15.150 Parking, Loading and Access.**
- 14.15.160 Building Permits and Business License Required.**
- 14.15.170 Project Plan Approval.**
- 14.15.180 Fencing Requirements and Perimeter Buffer Yard.**
- 14.15.190 Entrance Treatments.**
- 14.15.200 Landscaping Requirements.**
- 14.15.210 Signs.**
- 14.15.220 Other Requirements.**

14.15.010

Purpose and Objectives.

The Residential Manufactured Home Park (RM) zone is established to provide a residential environment within the City primarily for the accommodation of manufactured homes and

modular housing units, either within a Manufactured Home Park under one (1) ownership and control, or with a Manufactured Home Subdivision or Manufactured Home Co-op ~~or Planned Unit Development~~, under multiple ownership, where all are controlled by restrictive covenants. The manufactured home residential zone is intended to reflect standards established for five-star parks and become a high quality development. A park should be characterized by attractively landscaped manufactured homes and modular units with amenities comparable to that of any residential ~~planned~~ development. This zone is intended to have a residential density of approximately five (5) to seven (7) units per acre. These provisions are intended to create more attractive and more desirable environments within the residential areas of Provo City. Properties should be located on Arterial or Collector streets with good freeway access or within a reasonable proximity which will permit traffic to utilize the arterial or collector streets subject to City Engineer's recommendation and Planning Commission's approval. A traffic study may be required to determine appropriate locations.

(Rep&ReEn 1995-93)

14.15.020

Definitions.

As used in this Chapter, the following terms shall apply:

"Awning" A shade structure supported by posts or columns and partially supported by a home installed, erected, or used on a lot. Must be architecturally compatible with main home as to color and style, and professionally installed. (See Section 14.15.220, Provo City Code for clarification.)

~~The Awning covering the deck, porch or landing located in front of the main entrance must be a minimum of eight (8) feet by fourteen (14) feet and cover said entrance appropriately.~~

"Community Building" A substantial permanent building providing management offices, indoor recreation areas, toilet facilities, laundry and/or other facilities for use in common by the occupants of the Manufactured Home Parks.

"Decorative Masonry Walls" Walls consisting of brick, or concrete block, with decorative styles that may include but not be limited to the following: Split face, scored, fluted, combed, hi-lite projection shadow wall. The intent is to provide a wall with a pattern(s) that would give

variations to style. A grey cinder block wall is not acceptable unless a sufficient number of decorative blocks are used to provide a pattern subject to Planning Commission's approval. If the wall is required by the Planning Commission to be painted, the paint should be a type that will resist graffiti or where graffiti could be easily removed.

"Fence" The term shall include any tangible barrier, lattice work, screen, wall, hedge, or continuous growth of shrubs or trees with the purpose of, or having the effect of preventing passage or view across the fence line. Fences must be architecturally compatible and comply with Restrictive Covenants.

"Manufactured Home" A manufactured home means a transportable factory-built housing unit constructed on or after June 15, 1976 as defined in Utah Code Annotated, Title 58 Chapter 56, as amended. As used in this Chapter "mobile home" and "manufactured home" have the same meaning.

"Mobile Home" See definition of "Manufactured Home."

"Permit" An official written document issued by the Building Inspection Division, authorizing performance of a specific activity.

"Recreational Vehicles (RV)" Campers, trailers, boats, wave runners, snowmobiles and motor homes, etc. are considered recreational vehicles for the purposes of this Chapter.

"Skirting" A continuation of the facing material of the home, or a decorative masonry, block, brick, vinyl material that is architecturally compatible with the home and is professionally installed.

(Rep&ReEn 1995-93)

14.15.030

Permitted Uses.

(1) Those uses or categories of uses as listed herein, and no others, are permitted in the RM zone.

(2) All uses contained herein are listed by number as designated in the Standard Land Use Code published and maintained by the Planning Commission. Specific uses are identified by a four-digit number in which all digits are whole numbers. Classes or groupings of such uses permitted in the zone are identified by a four-digit number in which the last one (1) or two (2) digits are zeros.

(3) Manufactured Home (PD) Performance Development. The Performance Development Overlay Zone may be used in conjunction with the RM Manufactured Home Park Zone, for purposes of accommodating land ownership. However, use of the PD Overlay shall may not be construed to allow variations from the normal requirements of this Chapter as to regarding setbacks, lot size, lot width etc.

(4) All such categories listed herein and all specific uses contained within them in the Standard Land Use Code will be permitted in the RM zone, subject to the limitations set forth herein.

(5) *Permitted Principal Uses.* The following principal uses and structures, and no others, are permitted in the RM zone:

Use No.	Use Classification
1111	One-family dwelling - detached (See Section 14.34.310, Provo City Code)
1241	Assisted Living Facility, Residential Health Care Facility
1291	Residential Facility for Elderly Persons (See Section 14.34.230, Provo City Code)
1292	Residential fFacility for pPersons with a dDisability (See Section 14.34.230, Provo City Code).

Use No.	Use Classification
1410	Manufactured Home Parks/ Manufactured Home Co-op/ Manufactured Home Planned Unit Development
4700	Communications
4811	Electric transmission right-of-way (Identifies areas where the surfaces devoted exclusively to the right-of- way of the activity)
4821	Gas pipeline right-of-way (Identifies areas where the surface is devoted exclusively to the right-of-way of the activity)
4824	Gas pressure control stations
4831	Water pipeline right-of-way (Identifies areas where the surface is devoted exclusively to the right-of-way of the activity)
4835	Irrigation distribution channels
4836	Water pressure control stations and pumping plants
4841	Sewage pipeline right-of-way (Identifies areas where surface is devoted exclusively to right-of-way activity)
4844	Sewage pumping stations

Use No.	Use Classification
4864	Combination utilities right-of-way (Identifies areas where surface is devoted exclusively to right-of-way activity)
4873	Storm drain or right-of-way (Predominantly covered pipes or boxes)
6910	Religious activities

(6) *Conditional Uses.* The following uses and structures are permitted in the RM zone only after a Conditional Use Permit has been issued, and subject to the terms and conditions thereof.

Use No.	Use Classification
1420	Travel Trailer pParks (meeting standards of Chapter 14.39, Provo City Code)
4814	Electricity regulating substations
4818	Small Generation
4829	Other gas utilities, NEC

Use No.	Use Classification
4834	Water storage as part of a utility system (covered including water storage standpipes)
4872	Debris basin (A dam and basin for intercepting debris)
4874	Spreading grounds (Area for percolating water into under-ground)
6722	Police Protection and related activities, branch (Office only)

(7) *Permitted Accessory Uses.* Accessory uses and structures are permitted in the RM zone, provided they are incidental to and do not substantially alter the character of the permitted principal use or structure. Such permitted accessory uses and structures include, but are not limited to, the following:

- (a) Accessory buildings such as ~~garages~~, carports, gardening sheds and similar structures (provided they comply with the HUD Code and Section 14.15.110 of the Provo City Code) which are customarily used in conjunction with, and incidental to, a principal use or structure; and
- (b) Household pets, provided that no more than two (2) dogs and two (2) cats six (6) months of age or older shall be kept at any residence or commercial establishment at any time. Nothing herein shall be construed as authorizing the keeping of any animal capable of inflicting harm or discomfort or endangering the health and safety of any person or property.

(Rep&ReEn 1995-93, Am 1997-49, Am 1998-07, Am 1998-10, Am 1998-50, Am 2005-18, Am 2021-33)

14.15.040

Minimum Development Standards.

Development standards are established under the provisions of this Chapter and all developments shall conform to the standards and requirements of this Section 14.15.040, Provo City Code. Development permits shall be granted or denied on the basis of performance measured against development standards adopted in accordance with this Chapter 14.15, Provo City Code, as amended, and on the findings by the Planning Commission as outlined.

(1) *General Standards.*

(a) *SINGLE OWNERSHIP OR CONTROL.* The area proposed for a Manufactured Home Park shall be in one (1) ownership or control during development to provide for full supervision and control of said park, and to ensure conformance with these provisions and all conditions imposed upon the preliminary and final development plans. Mere development agreements between individuals shall may not satisfy this requirement. Individual ownership, partnerships, corporations, and other legally recognized entities are acceptable. A Cooperative ownership may be considered by the Planning Commission upon verification of compliance with Utah Code.

(b) *DESIGN TEAM.* The preliminary development plans shall be prepared by a design team composed of a landscape architect and an engineer or land surveyor. Said architect, engineer and land surveyor shall be licensed to practice in the State of Utah.

(c) *SENSITIVE LANDS.* If located in "sensitive lands," "high water table," and/or "floodplain," the project must comply with all provisions of the Sensitive Lands and/or Floodplain sections and chapters of the Provo City Code and other applicable ordinances.

(d) *HOMEOWNERS ASSOCIATION.* When multiple owners exist, A homeowners association must be formed and Restrictive Covenants must be submitted to and approved by Provo City and recorded in the Utah County Recorder's Office prior to or in conjunction with the recording of the final plan. ~~(See Section 14.15.210, Provo City Code.)~~

(e) *RESTRICTIVE COVENANTS.* When required in (d) above, The restrictive covenants must contain provisions regarding landscaping maintenance, parking prohibitions, RV storage, etc., maintenance of homes, yards, noise and pet control, and failure to comply with Restrictive Covenants provides management methods to correct any discrepancies and bill t

he home owner for a reasonable fee. The Covenants shall provide for an Architectural Review Committee to be established within the park to review any homes that are to be placed within the park for compatibility with other homes within said park as to age, appearance, style, etc. These covenants must be approved by the Planning Commission or their representatives. These covenants are considered as a part of the Park rules and may not be modified without noticing and explaining the changes to the home owners and receiving approval from the City.

(f) TOWING HITCHES/WHEELS. All towing hitches or devices and wheels must be removed from the manufactured or modular home prior to occupancy of the unit.

(g) *AGE OF HOMES*. Manufactured or Mobile Homes ~~will~~may not be permitted in the park unless:

(i) It complies with Utah Code Annotated, Title 58, Chapter 56, as amended.

(ii) ~~is~~It is not older than five (5) years from date of construction. Any home that is older than five (5) years must be reviewed by an Architectural Review Committee (regulated by the Homeowners Association) and must comply with Standards as established within the approved Restrictive Covenants. These standards shall address issues such as to the style of home, architecture, and other issues which addresses the compatibility of said home with the intent of the Park Regulations, ~~and of the~~ Provo City Code, or other ~~ordinance~~laws.

(iii) Existing homes can not be removed based on age of structure once structure is approved and complies with current code, unless it is deemed by park management to be noncompliant with Covenants.

(Rep&ReEn 1995-93, Am 2021-33)

14.15.050

Lot Area.

(1) *Area of Zone*. The RM zone shall not be applied to a land area of less than fifteen (15) acres.

(2) *Subdivided Lots or Manufactured Home Spaces.* Each subdivided lot or Manufactured Home Space or parcel of land in the RM zone shall have an area of not less than four thousand five hundred (4,500) square feet.

(Rep&ReEn 1995-93)

14.15.060

Lot Width.

Each lot or parcel of land in the RM zone or each individual space within a Manufactured Home Park shall have a minimum average width of not less than fifty (50) feet.

(Rep&ReEn 1995-93)

14.15.070

Lot Frontage.

Each site or space in a Manufactured Home Park shall abut a paved, private or public street constructed to standards required by this Chapter for the distance of thirty-five (35) feet, on a line parallel to the center of said street or along the circumference of a cull-de-sac improved to standards approved by the Provo City Planning Commission.

(Rep&ReEn 1995-93)

14.15.080

Prior Created Lots.

Lots or parcels of land which were created prior to the effective date of this Chapter, (November 26, 1995), shall have the RM zone applied to them only if they meet the minimum area requirements set forth in this Chapter. Manufactured Home Parks existing prior to the above date may have the RM zone applied to them and shall not be denied occupancy of

spaces and use of facilities solely because of non-conformance to the provisions of this Chapter.

(Rep&ReEn 1995-93)

14.15.090

Lot Area Per Dwelling.

Not more than one (1) manufactured home or modular housing unit shall be placed upon each lot, parcel of land or space in a Manufactured home subdivision or park approved under the provisions of this Chapter.

(Rep&ReEn 1995-93)

14.15.100

Yard Requirements.

The following yard requirements shall apply to all lots, parcels or spaces in a Manufactured Home Park or subdivision: (Note: All setbacks are measured from the property line or approved Manufactured home space.)

- (1) *Front Yard.* Each lot, parcel site or space in the RM zone shall have a front yard of not less than ten (10) feet;
 - (2) *Side Yard.* Except as provided in Subsections (3), (4), and (5) of this Section, each lot, parcel, site or space in a Manufactured home subdivision or Manufactured Home Park shall have a side yard of at least six (6) feet;
 - (3) *Side Yard - Corner Lot.* On corner lots or spaces, the side yard contiguous to a private street shall not be less than ten (10) feet; except that when the side yard is adjacent to a public street which is not within the Manufactured Home Park or Manufactured home subdivision, the side yard adjacent to said street shall be twenty (20) feet. This side yard shall not be used for vehicle parking;
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(4) *Side Yard - Driveway.* When used for access to a ~~garage~~, carport, or a parking area, a side yard shall be wide enough to provide an unobstructed, ~~eighteen (18)~~twelve (12) foot, paved driveway; and

(5) *Rear Yard.* Each lot, parcel, space, or site shall have a rear yard of not less than ten (10) feet in depth.

(Rep&ReEn 1995-93)

14.15.110

Accessory Buildings.

An Accessory building may be located in the rear or interior side yard setback area if the following conditions are met:

(1) Only one (1) accessory structure is permitted on said lot, space or site;

(2) Said structure may not be larger than twelve (12) feet high;

(3) The structure may not have more than two hundred (200) square feet in area; and

~~(4) Any structure greater than one hundred twenty (120) square feet in area requires a building-permit; and~~

~~(5)~~(4) ~~The structure needs to~~ be of uniform design provided by the park.

(Rep&ReEn 1995-93)

14.15.120

Projections into Yards.

The following structures may be erected on or projected into any required yard in the RM zone:

(1) Fences and walls in conformance with the Provo City Code and other City codes and ordinances;

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- (2) Landscape elements including trees, shrubs, agricultural crops and other plants which do not hinder the movement of the manufactured home in or out of manufactured home spaces;
 - (3) Necessary appurtenances for utility service;
 - (4) Awnings, decks, carports that are open on three (3) sides may project into any yard (except street side yards on corner lots) no closer than three (3) feet from said property line or required sidewalk, whichever is closer, of said lot or space; and
 - (5) Required sidewalks which abut and run parallel with streets.

(Rep&ReEn 1995-93)

14.15.130 Building Height.

No lot or parcel of land in the RM zone shall have a building or structure which exceeds a height of fifteen (15) feet with the exception of club houses with a maximum height of thirty-five (35) feet. Chimneys, flagpoles, or similar structures not used for human occupancy are excluded in determining height.

(Rep&ReEn 1995-93, Am 2021-33)

14.15.140 Second Access.

A Manufactured Home Park shall have at least two (2) vehicle accesses to public streets (one (1) of which may be controlled access as approved by the Fire Department).

(Rep&ReEn 1995-93)

14.15.150

Parking, Loading and Access.

- (1) Each lot, space or site in the RM zone shall have on the same lot, located within the buildable area or an interior side yard, a paved parking area for two (2) vehicles with minimum measurements that comply with Section 14.37.100, Provo City Code. ~~of at least eighteen (18) feet in width by twenty-six (26) feet in length located adjacent to the street, in addition to any required sidewalk. Two (2) parking spaces must be covered by a carport which has a minimum inside dimension of not less than eight and one-half (8 1/2) feet in width by eighteen (18) feet in length for each space. The carport must be architecturally compatible as to style and color and must be professionally installed.~~ Said parking area shall only serve one (1) lot, space or site and shall not be located closer than ten (10) feet from a parking area on an adjacent lot, space or site.
- (2) Visitor parking must be provided throughout the park at one (1) space for each five (5) units. The location of the visitor parking is subject to Planning Commission approval and must be distributed evenly throughout the park.
- (3) No parking is permitted on the street unless the street is wider than twenty-four (24) feet.
- (4) All parking spaces shall be built as described in Section 14.37.090, Provo City Code, provided with a paved concrete access from an approved street, and well maintained.
- (5) In addition to the above requirements, space shall be provided within the park or subdivision for the storage of boats, campers, trailers, and other recreational vehicles, etc. Said spaces shall be provided at a rate of one (1) space for each ten (10) dwelling units. This storage area is to be fully enclosed with a six (6) foot masonry wall, opaque fence or screening material as approved by the Planning Commission.
- (6) When multiple owners exist, Pprovisions shall be made for perpetual maintenance of said parking facilities through a homeowners association.

(Rep&ReEn 1995-93, Am 2020-09, Am 2021-33)

14.15.160

Building Permits and Business License Required.

- (1) A Building Permit must be obtained from the Building Inspection Division of the City prior to any placement, including relocation of homes within same park, additions, accessory buildings, prior to placement or construction.
- (2) The Park owner must obtain a Business License from the City prior to the occupancy of homes within the park and said license must be renewed on a yearly basis.

(Rep&ReEn 1995-93)

14.15.170

Project Plan Approval.

See Sections 15.03.300 and 15.03.310, Provo City Code.

(Rep&ReEn 1995-93, Am 2001-10)

14.15.180

Fencing Requirements and Perimeter Buffer Yard.

- (1) Fences ~~six (6)~~ **seven (7)** feet or less in height ~~shall~~**do** not require a building permit. Fences over ~~six (6)~~ **seven (7)** feet in height must obtain a building permit from the Building Inspection Division. Any fence, wall, screen, hedge or other material serving as a fence, shall not create a sight distance hazard to vehicular or pedestrian traffic as determined by the Provo City Traffic Engineer. All interior fencing, if permitted by Park Management, must be consistent with Restrictive Covenants on file and all materials used must be consistent within park.
 - (2) A decorative masonry wall, (See Section 14.15.020 - Definitions, Provo City Code), six (6) feet in height is required around the perimeter of the Manufactured Home Park or subdivision where the Manufactured Home Park or subdivision fronts a public street. A decorative masonry wall or an alternative style of fencing six (6) feet in height is required around the remaining per14.15.200, Provo City Code.
 - (3) *Grade differences.* Where there is a difference in the grade of the properties on either side of a fence, wall or other similar structure, the height of the fence shall be measured from the natural grade of the property upon which it is located.
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(4) *Retaining Walls.* Where a retaining wall protects a cut below or a fill above the natural grade and is located on the line separating lots or properties, such retaining wall may be topped by a fence, wall or hedge of the same height that would otherwise be permitted at the location if no retaining wall existed.

(5) *Double Frontage Lots.* A fence or wall may be erected in the rear yard of a double frontage lot subject to staff review.

(6) *Exceptions.* The provisions of this Section 14.15.180, Provo City Code shall not apply to certain other fences such as tennis court backstops or patio enclosures as approved by the Zoning Administrator, if it is determined that such do not create a hazard or violation of the Provo City Code or other ordinances. All other exceptions must obtain Planning Commission approval. Standards for barbed wire and similar types of fences are listed in Section 9.14.020, Provo City Code, as amended.

(Enacted 1995-93, Am 2021-33)

14.15.190

Entrance Treatments.

The main entrance to the park must be in compliance with the following standards:

(1) *Entryways.* Entry masonry walls to park entrances may not exceed six (6) feet at the highest point, except lamps on pillars, and must comply with the provisions of Section 14.34.100, Provo City Code. Fence pillars shall be allowed to extend up to eighteen (18) inches above the all

owable height of a fence provided that the pillars shall have a minimum spacing of no less than six (6) feet, measured face to face, as approved by the Planning Commission;

(2) Entrance treatments shall include a monument sign or entrance wall sign stating the name and address of the mobile home park or subdivision not to exceed the height of five (5) feet. Said sign shall not exceed thirty-two (32) square feet in area; and

(3) Second entrances shall be required as outlined in Section 14.15.140, Provo City Code.

(Enacted 1995-93)

14.15.200 Landscaping Requirements.

See Chapter 15.20, Provo City Code.

(Enacted 1995-93, Am 1999-61)

14.15.210 Signs.

See Chapter 14.38, Provo City Code.

(Enacted 1995-93, Am 2022-43)

14.15.220 Other Requirements.

(1) *Street Standards.* Streets constructed within a Manufactured Home Park shall be provided in such a pattern as to provide convenient traffic circulation within said park. Streets shall be built to the following standards:

(a) All Manufactured Home Park streets shall have a width of not less than thirty-six (36) feet, including curbs and sidewalks.

(b) There shall be concrete standard (non-rolled) curbs on each side of all Manufactured Home Park streets. Each curb shall have a width of not less than two (2) feet and shall be designed to minimize an automobile's travel from the street onto the sidewalk (non-rolled), except at designated driveways or at other places required by the Americans with Disability Act (ADA).

(c) The Manufactured Home Park shall have paved streets in accordance with street paving standards of Provo City.

(2) *Sidewalk Standards.* There shall be concrete sidewalks on each side of all Manufactured Home Park streets. Each sidewalk shall have a width of not less than four (4) feet. An additional pedestrian circulation system may be provided, which can be separate from the street circulation system. Any additional pedestrian system shall be constructed of concrete, be at least four (4) feet in width and shall not be in lieu of the sidewalks required to abut and run parallel with the streets.

(3) *Street Lighting Standards.* Streets shall be lighted in accordance with the requirements of the Provo City Energy Department. Streets within a manufactured home subdivision shall meet all of the public street standards established by Provo City.

(4) *Administrative Office.* Every mobile home park shall include a permanent building for office/administrative use and a Community Center. Said building may include a one-family dwelling for the exclusive use of the owner or manager. This building shall provide adequate square footage for gatherings and recreational purposes to accommodate a minimum of twenty percent (20%) of the residents within the park to meet.

(5) *Laundry Facilities.* Every manufactured home subdivision, park or Recreational Vehicle Park shall have one (1), or more, laundry room equipped with automatic washers and dryers unless every home has its own electrical and water fixtures for laundry.

(6) *Manufactured Home Skirting.* Skirting materials shall be provided entirely around the periphery of a mobile home to conceal the open area beneath the Manufactured home frame. Said skirting materials shall be of durable construction and shall be compatible with the e14.15.020(6), Provo City Code, as amended.

~~(7) *Telephones.* A Manufactured Home Park shall contain at least one (1) public telephone for the use of park residents. There shall be no such requirement in a manufactured home subdivision.~~

~~(8)~~(7) *Utilities.* All utility distribution facilities, including electrical service and television antenna services, within a Manufactured Home Park or manufactured home subdivision shall be placed underground. Transformers, terminal boxes, meter cabinets, pedestals, and other such necessary appurtenances to the underground facilities may be placed above ground. All Manufactured home

sites and lots, whether within a Manufactured Home Park or manufactured home subdivision, must be served with water, gas, electricity, and City sewer.

~~(9) Community Television Antenna, Satellite Dish and DSS (Digital) Dish. Individual roof-top or outdoor television antennas shall not be permitted in a Manufactured Home Park or manufactured home subdivision within the RM zone. Individual roof-top Digital or Satellite Dishes twenty (20) inches or smaller may be located on the rear portion of the home. One (1) single television antenna, Satellite or DSS (Digital) Dishes for community service may be situated within the Manufactured Home Park or within the common areas of a manufactured home subdivision. Said antenna system within a manufactured home subdivision shall become part of the common facilities and shall be maintained in perpetuity in conjunction with the other common open spaces and recreation areas. Small satellite dishes may be placed to the rear of the home.~~

~~(10)~~(8) *Porches, Decks and Landings.* All porches, landings, which are required to be erected in front of any doorway, must be covered by an awning and be architecturally compatible and professionally installed. This includes all structures over twenty-four (24) inches in height, with the exception of decks and other similar structures which are detached from the main structure three (3) feet or greater. The minimum size of said porch, deck or landing to be located in front of the main entrance must be eight (8) feet by fourteen (14) feet in size and the required awning must cover said porch as required in this Chapter.

~~(11)~~(9) *Park Management.* Park Management shall have the responsibility set forth as follows:

- (a) The person to whom a license for a Manufactured Home Park is issued shall operate the park in compliance with this Title and regulations issued hereunder and shall provide a

adequate supervision to maintain the park, its facilities and equipment in good repair and in a clean and sanitary condition;

(b) The park management shall notify park occupants of all applicable provisions of this Title and inform them of their duties and responsibilities under this Title and of Restrictive Covenants approved and filed in the Office of the Utah County Recorder;

(c) The park management shall supervise the placement of each manufactured home on its space which includes securing its stability and installing all utility connections;

(d) The park management shall ensure that prior to any manufactured home is located or relocated within the park, a building permit has been obtained as required by the City;

(e) The park management shall maintain a register containing the names of all park occupants. Such register shall be available to any authorized person inspecting the park;

(f) A member of the park management must reside within the park; and

(g) If tenant does not maintain property, then park management has the responsibility to bring property into compliance with Restrictive Covenants and Park Rules after a fourteen (14) day notice. A reasonable fee may be collected by park management for work completed.

(Enacted 1995-93, Am 1995-99, Am 1996-72, Am 2021-33)
