

ORDINANCE 95-A102 REHABILITATION OF MOBILE HOMES

AN ORDINANCE OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, ESTABLISHING REHABILITATION OF PRE-1976 MOBILE HOMES TO COMPLY WITH OMH REGULATION R4-34-107 STANDARDS, AND SETTING SKIRTING AND PERMIT REQUIREMENTS, AS AN AMENDMENT TO PLANNING & ZONING ORDINANCE 87-A23, AND PROSCRIBING PENALTIES FOR VIOLATIONS THEREOF.

Section 1: Adoption by Reference. Pursuant to ARS 9-802 (as amended), the Town hereby adopts for application and enforcement, that amendment to the Planning & Zoning Ordinance 87-A23 previously declared a public record by Resolution 95-305, concerning the rehabilitation, skirting, and permitting of mobile homes within Town limits. Three copies of the amendment are on file at the Town Hall with the Town Clerk or Planning & Zoning Director, as provided by law.

Section 2: Amendment Procedure. This amendment was initially adopted in July, 1994, as Ordinance 94-A93, which enacted terminology changes concerning mobile homes and manufactured housing, as declared a public record in Resolution 94-268. Since the amendment may affect uses within various residential districts, and thereby required public hearings under ARS 9-426.03, the Planning & Zoning Commission held an additional hearing on September 1, 1994, and, by its Resolution PC94-15, recommended the terminology changes, plus skirting requirements, permitting process, and rehabilitation of pre-1976 mobile homes. The Town Council adopted the recommendation of the Commission at a regular session on September 14, 1994, as Ordinance 94-A96, which changes had been declared a public record in Resolution 94-273. Though fully passed, this ordinance was never published, and, after further hearings, the Council decided in its regular sessions on April 5 and 19, 1995, to modify the amendment by reducing the incidents where pre-1976 mobile homes had to be rehabilitated to only upon initial placement of the mobile home within Town limits, and made other minor corrections.

By adoption of this ordinance and current version of the changes to the Planning & Zoning Ordinance, the prior versions are superseded, and Ordinance 94-A93, as well as the unpublished Ordinance 94-A96, with their corresponding resolutions, are hereby repealed.

Public hearing on the final version before the Council on this date shall be deemed to satisfy the requirements of ARS 9-462.04.C without further referral of the amendment back to the Commission.

Section 3: Penalty. Pursuant to Section 115 of the Planning & Zoning Ordinance 87-A23, as amended, any person, firm or corporation violating any provision of the ordinance, or this amendment, is guilty of a Class 2 misdemeanor, with each day during which the violation continues constituting a separate offense.

PASSED AND ADOPTED in open meeting by the Town Council, Town of Camp Verde, Arizona, on this 3rd day of May, 1995, to be effective when publication and posting, pursuant to ARS 9-813 is completed.

Approved: *A. Carter Rogers*, *A. Carter Rogers, Mayor*

ATTEST: *Dane Bullard*
Dane Bullard, Clerk

Approved as to Form: *Ronald C. Ramsey*
Ronald C. Ramsey, Town Attorney

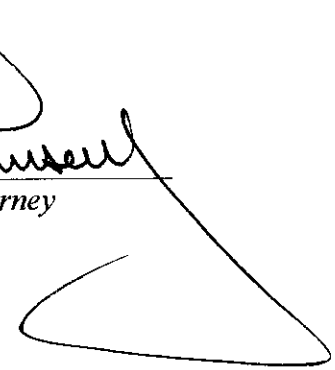


EXHIBIT A
ORDINANCE 95A102 ON ZONING CODE REVISION
AND REHABILITATION OF MOBILE HOMES

Page 3:

Building (PRE-FAB) - Delete

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Manufactured Home: A dwelling unit fabricated on a permanent chassis at an offsite manufacturing facility for installation at the building site, and bearing a label certifying it as built or upgraded to compliance with the Federal Manufactured Housing Construction and Safety Standards Act. Bears a Mobile ID Number and is larger than 10' x 40'.

Mobile Home: A portable dwelling unit designed and constructed to permit permanent occupancy as a residence and also to facilitate repeated transfer from one site to another by means of a chassis with wheels and hitch or flatbed truck. Such shall be larger than 10 feet in width and 40 feet in length and Manufactured prior to June, 1976.

Modular Housing: Factory-built housing that is certified as meeting the State or local building code. Does not have a mobile ID number

Mobile/Manufactured Home Park: A parcel of land used (or designed) for the location of more than one Mobile/manufactured home.

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Pre-Fab Building: (Delete)

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Recreational Vehicle: A vehicle limited to not more than 10 feet in width and 40 feet in length, designed and constructed to permit temporary occupancy as a residence and towed or driven on its own chassis. A Recreational Vehicle shall not be considered as a dwelling nor occupied as such on residential lots.

Trailer Coach: Delete
Trailer Park: Delete
Travel Trailer: Delete

Use: (Residential) - Shall be deemed to include single and multiple dwelling and units, guest rooms, hotels, motels, Mobile/manufactured home parks, rooming and boarding houses, fraternity and sorority houses, convents, home for the aged and similar.

Vehicle: The result of arranging materials and parts together for conveyance over roads (whether or not self propelled). Such is not deemed a structure in qualifying for a building permit, but as being accessory to the principle use on a lot (except in connection with vehicular rental/sales agencies and Mobile/manufactured home parks).

G. Density Formulas are hereby established for each Density District for the purpose of determining (where applicable) the amount of lot area required for each dwelling unit, hotel or motel unit, or mobile/manufactured home park space.

d. A property owner or tenant may park or store one personally owned (and for personal use) recreational vehicle, boat, boat trailer, utility trailer, etc. outside on residential property where a primary residential use has been established.

Recreational vehicles shall not be used or made suitable for use for long term occupancy without a Temporary Dwelling Permit or Use Permit. Evidence of an intention for long term occupancy shall include at least three of the following:....

e. No mobile/manufactured home shall be installed on a lot without a current valid construction permit and without erection of permanent foundations and connections to utilities, permanent piers, blocks or foundations, and an approved method of tie down. Skirting shall be installed around the entire perimeter of the unit according to and in compliance with the Arizona office of Manufactured Housing's rules and regulations for skirting. the exterior elements shall be maintained in good condition.

(1) (d). Mobile/Manufactured home parks and Subdivisions 2.3 per Mobile/manufactured homesite

P. Mobile/Manufactured Homes

1. Permits:
Permits shall be required for all mobile and/or manufactured homes installed, placed, kept or stored within the limits of Camp Verde (except for unoccupied units on sales lots or authorized storage facilities).

The fee for all permits shall be determined by resolution of the Town Council. Issuance of permits shall be made by the Zoning Inspector and shall be contingent upon (1) compliance with all health laws and regulations of the State Of Arizona and the County Of Yavapai and (2) compliance with this local ordinance. Permit applications shall be received and processed according to Section 111 of this ordinance.

Utility service shall not be provided to any building service or equipment until approved by the Building Official.

2. Qualifications:
Installation permits shall be issued only to those units that quality as a:
 - a. Mobile/Manufactured home issued a certificate of compliance by the Arizona Office of Manufactured Housing or are existing pre-1976 mobile homes.
 - b. Manufactured Home.
 - c. Park Model.
 - d. Factory built building used as a dwelling unit.
 - e. Mobile Home being brought into Camp Verde having a certificate of rehabilitation issued or approved by the Town.
3. Installation Standards
Mobile/Manufactured Homes shall be installed according to and be in compliance with the standards prescribed by the Arizona Department of Building and Fire Safety, Office of Manufactured Housing, for either:
 - a. Ground level installation.
 - b. Installation of a fully skirted Mobile/Manufactured Home.
 - c. Installation on a fully enclosed permanent site built foundation.
4. Mobile Home rehabilitation standards and permits:
No mobile home may be moved into the Town of Camp Verde unless it has been completely rehabilitated by the owner. All rehabilitation work shall be done at the unit's present site. Mobile Home rehabilitation work within the Town of Camp Verde or for the purpose of locating the mobile home in the Town shall have a permit for same issued by the Town. Upon completion of all rehabilitation work, the owner may submit for a certificate of rehabilitation issued or approved by the Town. The certificate shall certify that said mobile home was inspected on (date) by (qualified inspector named) and found to fully comply with mobile home rehabilitation standards required and prescribed by the Arizona Department of Manufactured Housing and Town of Camp Verde.
5. Accessory structures, additions, alterations and repairs:
Permits if required, shall be required for the installation, alteration or repair of accessory structures and additions. A permit, if required, shall be obtained to add, alter, or repair any Mobile/Manufactured unit, park model and their building service equipment. If the Town building official finds that the work described in the permit application conforms to the Towns Codes, and Ordinances and that the fees have been paid, he shall issue a permit to the applicant.

6. Maintenance of Mobile/Manufactured Homes:

All mobile/manufactured units and all parts thereof shall be maintained in a safe and sanitary condition. All devices or safeguards (including but not limited to smoke alarms and skirting) which are required by applicable codes or by the Manufactured Home Standards shall be maintained to the standards to which it was installed. The exterior of homes including the exterior elements (including eaves, awnings, stairs, porches, skirting and heating and cooling units, etc.) of the unit shall be painted and maintained in good condition to compliment the surrounding area.

Q. Mobile Home & Manufactured Home Parks

1. Permits

a. Permits shall be required for all building and structures within mobile/manufactured home parks. It shall be unlawful for any person to construct, maintain or operate any mobile/manufactured home park or RV park within the limits of Camp Verde unless he or she or any firm holds a valid permit issued by the Zoning Inspector in the name of such person or persons or firm for each specific manufactured home, mobile home, or structure.

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b. Applications for permits to construct or enlarge mobile/manufactured Home Parks shall be made in writing, signed by the applicant who shall file with the application proof of ownership of the premises or of a lease or written permission from the owner thereof together with a complete set of plans drawn to scale, showing the location of the proposed mobile/manufactured home park or RV Park, and which shall include:

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(2) The maximum number, location and size of all mobile/manufactured home or RV spaces.

c. No person shall construct or enlarge a mobile/manufactured home park or RV park without first obtaining a recommendation from the Planning and Zoning Commission and approval from the Town Council.

d. The Council may require any other improvements and facilities before approving the mobile/manufactured home park or RV Park, in the interest of public safety, health and welfare.

2. Mobile home & Manufactured Home Park Standards

The following regulations shall apply in respect to Mobile/manufactured home parks and all Mobile or manufactured homes in park.

- a. Mobile/Manufactured home parks shall provide for individual Mobile/manufactured home spaces, access driveways, parking and recreation open spaces.
- b. Mobile/Manufactured home parks shall provide at least ten percent of the total area for recreation or other open space purposes.
- c. Mobile/Manufactured home parks shall be developed in accordance with Section 109M(Planned Unit Development), unless otherwise specified in this section.
- d. ...Each mobile/manufactured home lot shall be provided with water, sanitary sewer, electric lines and telephone lines and gas lines if needed, in compliance with applicable Town Ordinances.
- f. ...Such land may include all land devoted to recreation and service facilities, landscaping not included within mobile/manufactured home spaces, and accessory parking areas, such land shall not include recreational vehicle storage areas, private streets, boundary landscaping areas and refuse areas.
- g. Recreational vehicle storage areas, if provided, shall be at the minimum ratio of 50 square feet of land for each mobile/manufactured home space and shall be surfaced with surface material. If no recreational vehicle storage is provided, recreational vehicles shall not be stored at mobile/manufactured home parks.

3. Parking Requirements

- a. A minimum of two (2) off-street parking spaces will be provided for each mobile/manufactured home.
- b. Guest automobile parking shall be provided at a ratio of one parking space for each five mobile/manufactured home spaces.
- c. A minimum of two vehicular entrances shall be provided for each mobile/manufactured home park.
- e. A strip of land at least twenty feet in width shall be maintained as landscaped area abutting all mobile/manufactured home park property lines.

4. (1). Unless and until thirty (30) percent of the mobile/manufactured home spaces planned in any park, or ten (10) such mobile/manufactured home spaces, shall have been completely prepared, constructed and equipped for use in all respects, and unless and until such portion of the mobile/manufactured home park's community facilities in the category of, but not limited to, driveways, laundry facilities, bath, wash and toilet rooms as the Town Council may require, shall have been completely prepared, constructed and equipped for use in all respects.

5. Recreational Vehicle Park Standards
 The following regulations shall apply in respect to all Recreational Vehicle Parks:
- a. Recreational Vehicle Parks shall provide for individual Recreational Vehicle spaces, access driveways and parking.
 - b. Each Recreational Vehicle space shall be at least 1500 square feet in area, and at least thirty feet in width and have a compacted gravel surface at least ten feet in width and twenty feet in length.
 - c. A strip of land at least twenty feet in width shall be maintained as a landscaped area abutting all Recreational Vehicle Park property lines except when the Park boundary is adjacent to residential uses when the landscaped area shall be at least fifty feet in width.

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6. Non Conforming Uses
- a. Existing mobile/manufactured home parks may be exempted from the requirements of this Ordinance, except in the expansion of said mobile/manufactured home parks, whereby areas of expansion shall be in conformance with the requirements of this Ordinance.
 - b. Expansion in addition to the expansion allowed under the non-conforming use provisions shall result in the full compliance of the existing mobile/manufactured home park with the provisions of this Ordinance.
 - c. Existing mobile/manufactured home parks shall be subject to Section 111 of this Ordinance for permits and permit issuance.

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A. R1L District

- 2A(1) Dwelling Units are Required to have the following:
- A. Concrete/Masonry stem wall or cement slab foundation with footings built to UBC standards.
 - B. All bearing walls constructed on site to UBC standards.
 - C. Pitched roof with overhangs or parapet wall along roof edge.

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- B. R1 District (single family and cluster dwellings)
2. Permitted uses and structures:
 - b. Dwelling unit for one family on any one lot. (Mobiles homes not certified as meeting the State Standards for rehabilitation of Mobile Homes shall not be permitted.)

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- E. RS District
- e. Mobile/Manufactured home parks.

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- G. C1 District
- 2.b. Mobile/Manufactured home parks.

C2 District

2.o. General sales of new and used automobiles, light trucks, recreational vehicles, mobile Homes, manufactured homes, boats, boat trailers, utility trailers,.....

3. C3 District

2.a. ...(except dwelling units and mobile/manufactured home parks)..

J. PM District

1.a. Residential uses prohibited (including dwelling units, mobile/manufactured home parks, motels, hotels and similar).

K. M1 District

2.a. All principle and accessory uses and structures permitted in any higher ranking District (except dwelling units, mobile/manufactured home parks, hotels, motels, rooming and boarding houses and similar);

L. M2 District

2.a. All principle and accessory uses and structures permitted in any higher ranking District (except dwelling units, Mobile/Manufactured home parks, hotels, motels, rooming and boarding houses and similar);

4. Uses Permitted

b. Mobile/Manufactured home parks and subdivisions in accordance with the provisions of this Ordinance and any additional requirements the Council may deem necessary to fulfill the intent of the requirements herein.

(7) Vehicles (except for mobile/manufactured homes);

M. Sign regulations, specific to mobile/manufactured home, and recreational vehicle parks:

1. Signs placed or maintained within any mobile/manufactured Home Park are subject to all the regulations set forth under Section H.1.a. (Name Plate Signs).

2. Permanent mobile/Manufactured Home Park entrance signs shall comply with the regulations set forth under Section H.1.c (Subdivision Signs)