APPENDIX H

MOBILE HOME STANDARDS
MOBILE HOME PARK STANDARDS

Mobile home parks are defined as being subdivisions by W.S. 18-5-302 (a) (vii). Projects proposing to create a mobile home park subdivision(s) shall follow the procedures and requirements for processing a subdivision. Standards applicable to subdivisions shall apply and the specific standards of this section shall also be applied. The more restrictive standards shall be used and applied to the proposal. The following standards apply to mobile home parks subdivisions.

1. FIRE PROTECTION

   A. Mobile home parks designed for fewer than 10 units shall provide an on-site fire hydrant suitable for water drafting operations by the local fire district and a water storage facility containing a minimum of five thousand gallons of water for fire-fighting purposes at all times.

   B. Mobile home parks designed with 10 or more lots shall contain the following fire protection facilities:

      1. Public water supplies for mobile home park development shall be designed to provide fire flows required by the National Fire Protection Association, NFPA.

      2. Fire hydrants equipped with national standard threads shall be located throughout the mobile home park in sufficient number and of such spacing as to be within three hundred feet of each mobile home unit.

2. 100 YEAR FLOOD PLAIN

Development of mobile home parks within the flood plain is not allowed.

3. PARKING/STORAGE

   A. Each mobile home lot shall have a minimum of two parking spaces located within the mobile home lot.

   B. For every two lots, there shall be one parking space dedicated for visitors.
C. Each lot shall be provided with an enclosed storage unit equaling 216 cubic feet (6 feet x 6 feet x 6 feet). Storage facilities may be located on individual lots or in a central area.

D. All parking areas shall be surfaced with a minimum of four inches of compacted gravel with a maximum aggregate size of two inches.

E. All lots shall contain a mobile home stand area, which is graded and surfaced to provide a stable, well-drained foundation. Grading around the stand shall be positive.

4. PAVING

The installation of paved streets, curb and gutter is encouraged.

5. RECREATIONAL FACILITIES/Open SPACE/LOT DESIGN

A. Mobile home park subdivisions shall meet all State standards governing mobile home park subdivisions. See General and Special Standards Governing Mobile Home Parks; Recreational Vehicles and Tenting; and Campgrounds, Wyoming Department of Health.

B. Mobile home park subdivisions are required to provide at least 200 square feet of common, developed, recreational space for each lot. The recreational area shall be located on land free of natural and man-made hazards, including adjacent heavy traffic. The recreational land shall also be easily accessible to all residents of the park. Common recreational space shall not include roads, road easements, parking areas, storage areas, service areas, or areas required for setbacks.

C. Within each lot there shall be at least 300 square feet of open space. The open space should be able to contain a geometric square measuring 15 feet x 15 feet. Parking and setback areas shall not be used for the open space requirement.

6. SETBACKS

Setbacks are a minimum of 20 feet from the front lot line and 15 feet from the sides and 10 feet from the rear lot line. Setbacks are measured from the lot line to the foundation of the mobile home.

7. SKIRTING

In order to conserve on heating costs, prevent water and sewer line freezing, avoid overturning and improve general appearance, all mobile homes shall be skirted with durable materials and be securely anchored. The mobile home subdivision shall provide
Covenants, Conditions, and Restrictions (CC&Rs) or another method of ensuring that mobile homes within approved mobile home subdivisions under these Land Use Regulations are skirted.

8. STREETS

A. Street easements or rights-of-way shall be a minimum of 60 feet wide.

B. The streets within a mobile home park are required to meet the road construction standards outlined in these Land Use Regulations (Section 6.16 through Section 6.18).

C. Streets shall be designed for adequate snow storage.

9. UTILITIES

A. Each lot shall be provided with hook-ups for power. Water and sewer facilities shall be provided according to the standards adopted by the Department of Environmental Quality, Department of Health, and Lincoln County.

B. Each mobile home lot shall be provided with telephone service.

C. All new utility installations shall be underground.

10. WALKWAYS

The installation of walkways which provide residents with a safe, all-season means of reaching common facilities and other areas within the park, are required.