

ORDINANCE NO. 847

AN ORDINANCE AMENDING SECTIONS 18.57.010, 18.57.020, 18.57.040, 18.57.060, 18.5.070, 18.06.320, 18.06.330, 18.06.490, 18.06.500, AND 18.21.020 OF THE TOWN OF SARATOGA MUNICIPAL CODE REGULATING MOBILE HOME PARKS WITHIN THE TOWN OF SARATOGA AND TO PROVIDE AN EFFECTIVE DATE

BE IT ORDAINED BY THE GOVERNING BODY OF THE TOWN OF SARATOGA, WYOMING

Section 1 Section 18.57.010 of the Saratoga Municipal Code is hereby amended to read as follows:

18.57.010 Plans and specifications

No corporation, municipality, association, institution, firm or person shall construct a mobile home park as defined in these standards without prior authorization and permit from the Town of Saratoga. A landowner who wishes to apply for a mobile home park permit shall complete a Mobile Home Park Permit Application provided by the Town's planning and zoning officer. The completed application and two (2) complete sets of plans and specifications for the construction and operation of the proposed mobile home park shall be submitted to the zoning officer 45-days prior to the next planning commission meeting for review. All plans shall show the following:

- A. The location area dimension and boundaries of the mobile home park site;
- B. A map or plat illustrating the number, location, size, designated use of all unit spaces, plus a designation as to specific usage;
- C. The location and width of surface materials of roadways and walkways;
- D. The location of the service building(s) if provided, plus any other proposed structures (storage building(s), garbage and trash stations, etc.) within the mobile home park;
- E. A floor plan of the service building(s) (if provided) shall be prepared showing the number and location of toilet(s), urinal(s), shower(s), or bath(s), lavatory(ies), laundry facility(ies), service sink(s), door(s), window(s) and all other pertinent information (walls, ceiling and floor finishes to be submitted);
- F. Plans and specifications of all other structures to be constructed or existing within the mobile home park;
- G. Locations and sizes of all utilities, including electric services and water and sewer infrastructure.
- H. All recreational vehicle parks must have adequate water and sewer infrastructure. For any new recreational park, or where water and sewer infrastructure must be modified, adequate water and sewer lines must be provided and shall comply with the town standards and Wyoming Department of Environmental Quality, Chapter 11, Part F, "Mobile Home Park and Campground Sewerage and Public Water Supply Distribution Systems" rules and regulations. Such infrastructure shall also be approved by the Saratoga-Carbon County Impact Joint Powers Board.

Section 2 Section 18.57.020 of the Saratoga Municipal Code is hereby amended to read as follows:

18.57.020 Permits

- A. It is unlawful for any person to operate a mobile home park who does not possess an unrevoked permit from the Town of Saratoga.
- B. Permits shall not be transferable from one person to another person or to a different location than originally issued.

1. Issuance of Permit.

a. Any person, firm or corporation desiring to operate a mobile home park shall make written application for a permit on forms provided by the Town of Saratoga. Prior to issuance of the permit, the mobile home park shall be inspected to determine compliance with provisions of these standards. No permit shall be issued if the standards are not complied with.

b. Once complete the permittee shall obtain signatures of approval from the Director of Public Works, Zoning Officer, Chief of Police and Fire Chief.

c. For all mobile home parks seeking approval, the application shall be accompanied by a petition signed by the owners of all property within a two-hundred-and-fifty (250) foot radius of the perimeter of the property in question indicating, as to each owner, his or her approval or disapproval and indicating approval by a minimum of fifty percent of the owners of real property within a three-hundred-foot radius of the real property affected.

d. A permit to construct shall be obtained from both the Wyoming Department of Environmental Quality and the Wyoming State Fire Marshall and submitted to the Zoning Officer with the Recreational Vehicle Park Permit Application.

2. Suspension or Revocation of a Permit

a. The permit may be temporarily suspended or revoked by the zoning officer upon violation by the holder of the terms of these standards or the plans and specifications provided at the time the permit was issued.

b. No mobile home park, following temporary suspension or revocation of a permit for noncompliance of the standards shall operate in excess of thirty days. If conditions indicate, a temporary permit may be granted by the planning commission to a mobile home park that has demonstrated willingness and intent to achieve total compliance with the standards. Such temporary permits shall be for a specified time, as may be designated by the planning commission. No additional extension shall be granted for reasons of further noncompliance.

3. Reinstatement of Permit.

a. Any mobile home park, the permit of which has been suspended, may at any time make application for the reinstatement of the permit.

b. After the receipt of a satisfactory application, accompanied by a statement signed by the applicant to the effect that the violated provision or provisions of these standards have been conformed with, the zoning officer shall make a reinspection and thereafter as many additional reinspection as he or she may deem necessary to assure him or herself that the applicant is again complying with requirements and, in case the findings indicate compliance, shall advise the planning commission accordingly. The planning commission, at the next regularly scheduled meeting, may then make a recommendation to reinstate the permit to the Town Council for subsequent approval or disapproval.

Section 3 Section 18.57.040 of the Saratoga Municipal Code is hereby amended to read as follows:

18.57.040 Requirements generally

A. Every mobile home park shall be located on a well-drained area, properly graded so as to prevent the accumulation of surface water and to insure proper drainage.

B. Mobile home lots shall be clearly numbered and the park shall be so arranged so all mobile homes shall face or abut on a driveway or street not less than thirty-four feet wide, which driveway or street shall be connected, in at least two places, to a dedicated public street or highway. Such driveway or street shall be surfaced according to the minimum specifications of Title 17. Curb and gutter shall be installed on the streets in accordance with town standards. The owner of the mobile home park shall, on a regular

basis, make adequate provision for the maintenance of all private streets, walkways, patios and curb and gutter within the park.

C. A mobile home park shall not be developed at a residential density greater than eight mobile home spaces per acre.

D. The mobile home park shall be designed to allow for a minimum of twenty-five (25) feet clearance between each mobile home. No mobile home shall be located closer than ten feet from the boundaries of the mobile home park.

E. Mobile home lots shall consist of a minimum of four thousand five hundred (4,500) square feet and shall be not less than forty-five (45) feet in width.

F. Each mobile home lot shall have a minimal depth of one hundred feet. Each lot shall have its boundaries clearly defined. There shall be no more than one mobile home on each lot.

G. Adequate water and sewer lines, complying with the town standards, Wyoming Department of Environmental Quality, Chapter 11, Part F, "Mobile Home Park and Campground Sewerage and Public Water Supply Distribution Systems" rules and regulations, and as approved by the Saratoga-Carbon County Impact Joint Powers Board must be installed to each lot within a mobile home park. A copy of the permit to construct, as obtained from the Wyoming Department of Environmental Quality, shall be required by the Zoning Officer at the time the Mobile Home Park Permit Application is submitted.

H. The electrical system within a mobile home park must conform to the Uniform Electrical Code and all electrical and utility lines must be installed underground. The electrical system shall be permitted by the Wyoming Department of Fire Prevention and Electrical Safety and shall be subject to review and inspection by the Wyoming State Fire Marshal. A copy of the electrical wiring permit, as obtained from the Wyoming Department of Fire Prevention and Electrical Safety shall be required by the Zoning Officer at the time the Mobile Home Park Permit Application is submitted.

I. A storage building or buildings shall be provided with a minimum storage capacity of eight cubic yards per mobile home site. No storage shall be permitted outside of designated storage sheds on individual lots. A separate area shall be designated for the storage of campers, boats and their accompanying trailers.

J. Off-street parking for two automobiles per mobile home lot shall be provided. The off-street parking spaces shall be covered with asphalt, cement, gravel or other suitable ground cover deemed appropriate by the planning commission.

K. Each mobile home park shall be adequately lighted at night.

L. Provisions shall be made for adequate all-weather walkways extending from the required driveway to the required patio. The patio for each mobile home site shall consist of a solid four-inch concrete apron of at least two hundred square feet located at the main entrance to the mobile home.

M. No mobile home shall be occupied unless it is supported on masonry blocks or jacks in strict accordance with the manufacturer's recommendations and connected to utilities. A skirting extending from the bottom of the walls to the ground, made of aluminum, steel, or wood must be installed within seven (7) days of occupancy.

N. Screening in the form of shrubbery or a wood or masonry fence no less than five feet in height, is required between mobile home parks which adjoin conventional residential developments.

O. In parks containing ten or more mobile homes an area equal to at least ten percent of the total area within the boundaries of the mobile home park shall be devoted to common open space available for use by all park residents for recreational or other similar uses but not including uses for streets, alleys or parking areas. In order to control dust and provide recreational amenities, the ten percent open space area shall be provided with ground cover in the form of grass, shrubs, trees or other suitable landscaping deemed appropriate by the planning commission.

P. Mobile homes shall be located on lot spaces designated for such use.

Q. An initial fee as defined in the Town of Saratoga's fee schedule (See Section 18.09.090) shall be paid in full at the time of application. If the application is approved the applicant shall pay a fee in accordance to the Town of Saratoga's fee schedule.

R. Where compliance with provisions of this section would result in undue hardship, a variance may be granted by the planning commission so long as the variance does not impair the intent and purpose of this section.

Section 4 Section 18.06.050 of the Saratoga Municipal Code is hereby deleted in its entirety:

Section 5 Section 18.06.060 of the Saratoga Municipal Code is hereby amended to read as follows:

18.57.060 Refuse disposal

A. The storage, collection and disposal of refuse shall be in such a manner as to avoid creating an insect or rodent harborage, health hazard or odor nuisance and shall be approved by the zoning officer.

B. Refuse and/or solid waste containers shall be provided in adequate numbers within one hundred feet of each unit space and shall be provided with protection from animals, rodents and insects.

C. Garbage shall be collected and disposed of a minimum of once weekly and more often if needed.

D. Every mobile home park shall be kept free of rubbish and maintained in a sanitary condition at all times.

E. All harborages for rodents and insects shall be eliminated and prevented.

F. Flies and mosquitoes shall be controlled by active control measures when required.

G. It is the responsibility of the Mobile Home Park owner to ensure the above provisions are met.

Section 6 Section 18.57.070 of the Saratoga Municipal Code is hereby amended to read as follows:

18.57.070 Registration of occupants

Every mobile home park owner or operator shall maintain a register containing a record of all mobile homes and residents using the mobile home park. The register shall be current.

Section 7 Section 18.06.080 of the Saratoga Municipal Code is hereby deleted in its entirety:

Section 8 Section 18.06.320 of the Saratoga Municipal Code is hereby amended to read as follows:

18.06.320 Mobile home

“Mobile home” means a portable unit or structure designed and constructed in such a manner as to permit permanent occupancy as a dwelling unit, designed and constructed to be towed on its own chassis, comprising frame and wheels and which may be located without a permanent foundation. A mobile home unit or dwelling may contain two or more separately towable components designed to be joined into one integral unit. Such definition shall not include recreational vehicles, travel trailers, motorized homes, pickup coaches or camping trailers.

Section 9 Section 18.06.330 of the Saratoga Municipal Code is hereby amended to read as follows:

18.06.330 Mobile home park

“Mobile home park” means a parcel of land under single ownership which has been planned, permitted, and improved for the placement of mobile homes for nontransient use, consisting of two or more mobile home lots.

Section 8 Section 18.06.490 of the Saratoga Municipal Code is hereby amended to read as follows:

18.06.490 Recreational vehicle

“Recreational vehicle” means a portable unit or structure designed and constructed in such a manner as to permit temporary residential occupancy, designed and constructed to be towed on its own chassis behind an automobile or self-propelled, operated independently of utility connections for short durations and which shall not conform to the standards set forth by the UBC/FHA for single-family dwellings. Recreational vehicles shall not be considered as a dwelling nor shall they be occupied unless located within a permitted recreational vehicle park.

Section 9 Section 18.06.500 of the Saratoga Municipal Code is hereby amended to read as follows:

18.06.500 Recreational vehicle park

“Recreational vehicle park” means any place, area or tract of land upon which are located four (4) or more recreational vehicles, campers, trailer coaches or other similar camping outfits for overnight sleeping purposes of a generally short duration. All recreational vehicle parks must be permitted under Chapter 18.58.

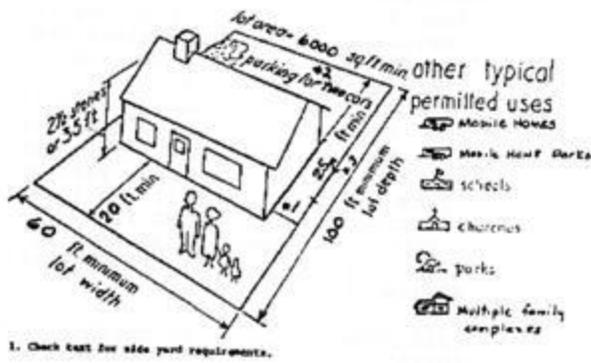
Section 10 Section 18.21.020 of the Saratoga Municipal Code is hereby amended to read as follows:

18.21.020 Permitted uses

The following uses are permitted in the RD 6000 zone subject to all provisions of this title:

- A. Detached single-family dwellings, but not including recreational vehicles. The occupancy of recreational vehicles shall be prohibited at all times unless located within a permitted recreational vehicle park;
- B. Duplexes;
- C. Multiple-family residences;
- D. Mobile home park pursuant to Chapter 18.57;
- E. Mobile homes located on individual lots outside of established mobile home parks;
- F. Gardening;
- G. Churches and Sunday schools, provided the minimum off-street parking requirements, as set forth in Section 18.45.010 are met;
- H. Public park, playground or athletic field;
- I. Public or parochial school;
- J. Museum;
- K. Buried underground utility lines and overhead electrical transmission lines of sixty-nine thousand volts or less;
- L. Library;
- M. A mobile home for not more than ninety days during construction of a residence on the same premises, which period may be extended for an additional ninety days upon application to the zoning officer;
- N. Condominiums.

O. Recreational Vehicle Park pursuant to Chapter 18.58.



This ordinance shall be in full force and effect from and after its approval, passage and adoption.

Passed ON FIRST READING on the 7th day of August, 2018
ON SECOND READING on the _____ day of _____ 2018
APPROVED AND ADOPTED ON THIRD READING this
day of _____, 2018

TOWN OF SARATOGA, WYOMING

MAYOR

ATTEST:

TOWN CLERK

ATTESTATION

I, Suzie Cox, the Town Clerk for the Town of Saratoga, Wyoming, do hereby certify that the above ordinance was duly and properly published or posted in the manner required by law.

TOWN CLERK