

CITY OF SANTA FE, NEW MEXICO

BILL NO. 2012-35

INTRODUCED BY:

Councilor Dominguez

AN ORDINANCE

**RELATING TO THE LAND DEVELOPMENT CODE, CHAPTER 14 SFCC 1987
REGARDING MOBILE HOME PARK DISTRICTS AND MOBILE HOME PARKS;
AMENDING SECTION 14-4.2(J)(1) SFCC 1987 TO EXPAND THE PURPOSE OF THE MHP
DISTRICT TO INCLUDE RESIDENTIAL SUBDIVISIONS AND MULTI-FAMILY
DWELLINGS; AMENDING SECTION 14-6.1(C) TABLE OF PERMITTED USES TO
CORRESPOND WITH 14-4.2(J)(1); AMENDING SECTION 14-6.2(A)(3) SFCC 1987 TO
CLARIFY STANDARDS FOR EXISTING MOBILE HOME PARKS; AMENDING SECTION
14-7.2(I) SFCC 1987 TO PROHIBIT THE ESTABLISHMENT OF NEW MOBILE HOME
PARKS AS OF THE EFFECTIVE DATE OF THIS ORDINANCE AND TO CLARIFY THAT
MANUFACTURED HOMES ARE ALLOWED IN EXISTING MOBILE HOME PARKS;
AMENDING TABLE 14-7.2-1 TO PROVIDE DIMENSIONAL STANDARDS IN THE MHP
DISTRICT; AMENDING SECTION 14-12 REGARDING MOBILE HOME-RELATED
DEFINITIONS; AND MAKING SUCH OTHER STYLISTIC OR GRAMMATICAL
CHANGES THAT ARE NECESSARY.**

1 **BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SANTA FE:**

2 **Section 1. Section 14-4.2(J)(1) SFCC 1987 (being Ord. No. 2012-11, §8 as amended)**
3 **is amended to read:**

4 **(J) MHP [~~Mobile Home Park~~] District**

5 **(1) Purpose**

6 The MHP [~~mobile home park~~] district is intended to provide premises for
7 [~~the continuous accommodation of more than one single family mobile~~
8 ~~home~~] *mobile home parks* in existence prior to _____, 2012 [*effective*
9 *date of this Ordinance*] or for the development of residential subdivisions or
10 *multi-family dwellings*.

11 **Section 2. Section 14-6.1(C) SFCC 1987 (being Ord. No. 2011-37, §8) is amended to**
12 **read:**

13 **(C) Table of Permitted Uses**

14 Districts are designated in Table 14-6.1-1 as follows:

Abbreviations	Districts Described	District Designations
RR	14-4.2C	Rural Residential
R-1 - R-6	14-4.2D	Residential -- numeral indicates maximum Number of dwelling units per acre, see Section 14-7.2. “(I)” indicates Infill.
R-7 - R-9	14-4.2E	
R7(I)	14-4.2F	
RC-5, RC-8	14-4.2G	
R-10 - R-29	14-4.2H	
MHP	14-4.2J	<u>MHP</u> [Mobile Home Park]
RAC	14-4.2I	Residential Arts and Crafts
A-C	14-5.4	Arts and Crafts Overlay
C-1	14-4.3A	Office and Related Commercial
C-2	14-4.3B	General Commercial

Abbreviations	Districts Described	District Designations
C-4	14-4.3C	Limited Office and Arts and Crafts
HZ	14-4.3D	Hospital Zone
BCD	14-4.3E	Business-Capitol
I-1	14-4.3F	Light Industrial
I-2	14-4.3G	General Industrial
BIP	14-4.3H	Business and Industrial Park
SC-1, SC-2, SC-3	14-4.3K	Planned Shopping Center (Neighborhood, Community, Regional)
MU	14-4.3L	Mixed Use

Section 3. Section 14-6.2(A)(3) SFCC 1987 (being Ord. No. 2011-37, §8) is amended to read:

(3) Mobile Home Park

(a) Applicability

In a district in which *mobile home parks* are allowed, the minimum standards set out in this section apply.

(b) License

Prior to beginning operation, a *mobile home park* owner or operator must obtain a business license from the *city* under the provisions of Article 18-1 SFCC 1987.

(c) Inspection

The city may inspect a mobile home park for conformance with the provisions of this section.

(d) Transfer of License

The *city* may issue a transfer of the license only after the following:

- (i) *application* in writing for transfer of a license and payment of the transfer;
- (ii) an inspection report by the land use director has been submitted to the governing body, stating conformance or nonconformance with the provisions of this section;
- (iii) approval by the governing body.

(e) Revocation of License

The *governing body* may revoke a license to maintain and operate a *mobile home park*, as provided in Article 18-1 SFCC 1987 when the *licensee* has violated any provision of this section.

(f) Posting

The license certificate shall be conspicuously posted in the office of or on the *premises* of the *mobile home park* at all times.

(g) Standards

Mobile home parks shall comply with the standards set forth in Section 14-7.2(I).

~~[Before an application for a mobile home park is approved, the developer shall submit to the land use director an overall development plan showing proposed land uses for the entire area defined in the mobile home park application. The plan shall be in accordance with the provisions of this section, including the minimum site acreage of two acres. If the plan conforms with these requirements, the plan shall be submitted to the planning commission.~~

~~(h) Location; Standards for Approval of Application~~

1 ~~All mobile home park development applications shall be reviewed by~~
2 ~~the planning commission.]~~

3 **Section 4. Section 14-7.2(I) SFCC 1987 (being Ord. No. 2011-37, §9-as amended) is**
4 **amended to read:**

5 **(I) Mobile Home Park Standards**

6 **(1) Applicability**

7 New mobile home parks are prohibited as of _____, 2012 [effective
8 date of this ordinance]. The provisions of this Section 14-7.2(I) apply to
9 mobile home parks in existence prior to _____, 2012 [effective date of
10 this ordinance].

11 **(2[1]) General Site Standards**

- 12 (a) *Qualifying open space* shall be provided as required for *development*
13 in the R-7[8] district as provided in Section 14-7.5(C).
- 14 (b) The mobile home park site shall be graded to ensure proper drainage.
- 15 (c) The mobile home park shall provide spaces that are well defined and
16 delineated. Minimum lot size per mobile home unit shall be four
17 thousand (4,000) square feet.
- 18 (d) Each mobile home space shall provide a mobile home stand of
19 concrete footing adequate to support a mobile home. The stand and
20 space shall be graded to provide adequate storm drainage away from
21 the mobile home.
- 22 (e) A maximum of seven [eight] mobile home spaces per acre shall be
23 allowed in any mobile home park.
- 24 (f) There shall be at least a twenty (20) foot clearance between mobile
25 homes. No mobile home shall be located closer than ten (10) feet to

any building or to any property line. Accessory structures such as decks and stairways may be attached to the mobile home to which they provide access, but shall be separated from other buildings and structures by ten (10) feet.

- (g) Each mobile home space shall be provided with two off-street parking spaces, which shall be paved or covered with crushed stone or other suitable material. No on-street parking shall be allowed.
- (h) Walkways not less than thirty-six (36) inches in width shall be provided from all mobile home spaces to all service buildings.
- (i) All driveways and walkways within the mobile home park shall be hard-surfaced and well lighted.
- (j) All private subcollector, lane and place streets within the mobile home park shall have a minimum pavement width of twenty-four (24) feet. Private collector streets within the mobile home park shall have a minimum pavement width of thirty (30) feet. All public streets shall comply with the right-of-way requirements and subdivision design standards set forth in Article 14-9 SFCC 1987 (Infrastructure Design, Improvement and Dedication Standards) except as specified in this Section 14-7.2.
- (k) The perimeter of the mobile home park shall be landscaped and fenced. Landscaping shall consist of deciduous canopy trees spaced no more than twenty (20) feet apart, having a minimum two (2) inch caliper at the time of planting. Fencing shall consist of either a six (6) foot tall solid wall or fence constructed of opaque materials.
- (l) All mobile home park signs shall conform to the requirements of

Section 14-8.10 (Signs).

(3[2]) Service Buildings

(a) If provided, service buildings that house sanitation facilities shall be permanent structures complying with all applicable ordinances and statutes regulating buildings, electrical installations and plumbing and sanitation systems.

(b) Service buildings shall be:

(i) well-lighted at all times of the day and night;

(ii) well-ventilated with screened openings;

(iii) constructed of moisture-proof material, which may be painted woodwork, that allows for repeated cleaning and washing;

(iv) maintained at a temperature of at least sixty-eight degrees Fahrenheit during the period from October 1 to May 1; and

(v) have floors of water-impervious material.

(c) All service buildings and the grounds of the mobile home park shall be maintained in a clean, sightly condition and kept free of any condition that menaces the health of any occupant or the public or constitutes a nuisance.

(4[3]) Solid Waste Containers

Solid waste containers shall be provided, maintained and emptied in accordance with applicable regulations and as approved of the Solid Waste Division.

(5[4]) Fire Protection

Every *mobile home park* shall be equipped at all times with fire

extinguishing equipment in good working order, of such type, size and number and so located within the *mobile home park* as to satisfy applicable reasonable regulations of the fire department.

(6[5]) Supervision

An attendant or caretaker shall be in charge at all times to keep the *mobile home park*, its facilities and equipment in a clean, orderly and sanitary condition. The attendant or caretaker shall be answerable, with the permittee, for violations of any provision of this Section 14-7.2 to which the permittee is subject.

(7) Manufactured Homes in Mobile Home Parks

Manufactured homes are permitted in mobile home parks in existence prior to _____, 2012 [effective date of this ordinance].

Section 5. Table 14-7.2-1 SFCC 1987 (being Ord. No. 2012-11, §20) is amended to

TABLE 14-7.2-1: Table of Dimensional Standards for Residential Districts (Note 1)						
DISTRICT	Max. Gross Density (dwelling units per acre) Note 2	Minimum Lot Size Note 2, Note 3	Maximum Height of Structures Notes 6,8	Minimum Yard Requirements (feet) Notes 5, 6, 7	Maximum Lot Coverage (%) Note 10	Minimum Qualifying open space (Square Feet) Note 9, 10
R-7 R-8 R-9 <u>MHP</u>	R-7=7; R-8=8; R-9=9; <u>MHP=7</u>	Area: 4,000 sq. ft. per unit; 2,000 sq. ft. if common open space is provided ^{Note 3.} Width: No minimum, except to meet other Chapter requirements.	Same as R1-R6 Districts	Generally, setbacks are established by a development plan approved by the Planning Commission. Otherwise, same as R1-R6 Districts.	40; 55 if private open space provided See §14-7.5(C)(1): Increase in maximum lot coverage if private open space is provided.	Detached single-family dwellings: ^{Note 3} Multiple-family dwellings: common open space = 50% total gross floor area of all buildings, plus private open space = 25% of gross floor area of each unit.

1 read:

2 Section 6. Section 14-12 SFCC 1987 (being Ord. No. 2011-37, §15, as amended) is
3 amended to amend the following definitions:

4 **MOBILE HOME PARK**

5 A development in existence prior to _____, 2012 [effective date of this ordinance] consisting
6 of the [The] premises where one or more *mobile homes* are parked for *residential* use or where spaces
7 or *lots* are set aside or offered for sale or rent for use by *mobile homes* for *residential* use, including
8 any land, *building, structure* or facility used by occupants of *mobile homes* on such *premises*, but
9 does not include a single *mobile home* located on a *lot* in a *residential* district pursuant to a special
10 use permit. Manufactured homes may be located within mobile home parks as provided in
11 Subsection 14-7.2(I)(7).

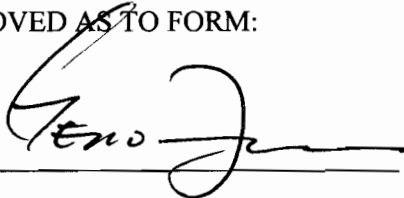
12 **MOBILE HOME SPACE**

13 A plot of land within a *mobile home park* designed for the accommodation of one *mobile home* or
14 manufactured home.

15 **MOBILE HOME STAND**

16 That portion of the *mobile home space* intended for occupancy by the *mobile home* or manufactured
17 home proper, consisting [~~of a rectangular plot~~] of dimensions to be determined by the size of the unit
18 to be accommodated.

19 APPROVED AS TO FORM:

20 
21 _____

22 GENO ZAMORA, CITY ATTORNEY