

STAFF REPORT
Amendments to Sections 11-2-6, 11-3-3, 11-3-4, 11-4-4, 11-7-1 and
Tables 11-3-1, 11-3-3, and 11-4-1 of the Comprehensive Zoning
Ordinance Pertaining to the RMH, Residential Mobile Home
Standards
February 15, 2022



Community
Development
Services

Applicant: City of Idaho Falls

Project Manager: Naysha Foster

Attachments:

1. Proposed Amendment Language
2. Zoning Map

Staff Recommendation: To **recommend** to the Mayor and City Council approval of the amendment to Sections 11-2-6, 11-3-3, 11-3-4, 11-4-4, 11-7-1 and Tables 11-3-1, 11-3-3 and 11-4-1 of the Comprehensive Zoning Ordinance.

History: The RMH Zone and standards were initially adopted with the 1970 Zoning Ordinance. There have been slight changes since then.

Staff Comments: The proposed amendment would change Sections 11-2-6 Standards For Allowed Land Uses, (V)(1) & new (2) add a minimum lot size requirement for mobile home parks as well as a minimum distance between units. The previous subsection (2) will be eliminated from the code. Subsections (5), (6) and (7) add additional development requirements. These include a minimum hard surfaced area for parking, the mobile home park shall be under unified ownership and a mobile home park with 10 units or more is required to have an amenity.

Under subsection (W) PUD, Table 11-2-4 increases the density for the RMH zone from 8 to 35.

Section 11-3-4 Dimensional Standards for Residential Zones, Table 11-3-1 will be adjusted to reflect less requirements in all categories except for maximum height restrictions.

Table 11-3-3 Dimensional Standards for Accessory Structures in Residential Zones was also adjusted to reduce the side and front setback.

Additional requirements were added to Table 11-4-1: Minimum Landscape Standards.

In Section 11-4-4 Landscaping, Buffers and Screening subsection (G), (c) was added to include buffer standards for a Mobile Home Park along public streets and subsection (H), (5) was added to include a buffer between single family and mobile home parks.

Finally, in 11-7-1 Definitions, the definition of Mobile Home Parks was edited to include the two acre minimum.

By making the restrictions in the zoning ordinance for RMH less restrictive some of the low density zones, we are creating more diverse and affordable housing options.

Staff Recommendation: Staff recommends approval of the amendment to Sections 11-2-6, 11-3-3, 11-3-4, 11-7-1 and Tables 11-3-1, 11-3-3, and 11-4-1 of the Comprehensive Zoning Ordinance to the Mayor and City Council.

11-2-6: STADARDS FOR ALLOWED LAND USES

(U) Manufactured Home that is not Within an Established Manufactured Home Park.

- (1) The manufactured home shall conform to all requirements of a single-unit dwelling, including but not limited to required setbacks, minimum lot size, maximum lot coverage, parking.

(V) Mobile Home Park.

- (1) The minimum site size for a Mobile Home Park shall be two (2) acres.
- (2) There shall be a fifteen foot (15') separation distance between Mobile or Manufactured homes to ensure private space is provided for each home.
- (3) An aggregate area of at least one hundred square feet (100 ft²) for each mobile home space contained within the mobile home park shall be provided for the storage of renter's items that cannot be stored within the park's mobile homes. Storage space shall be enclosed within a sight obstructing fence or screening of not less than six feet (6') and not more than eight feet (8') in height.
- (2) ~~The principle entrance to each mobile home in the park shall be no closer than one hundred feet (100') from any other mobile home and not, closer than seventy feet (70') to the corner of any intersection or private street. All mobile home parks shall have at least two (2) entrances and more may be required depending on the size of development.~~
- (4) Access shall be provided to each individual mobile home space by means of an access way reserved for maneuvering mobile homes into position. This access shall be kept free from trees, shrubs and other immovable obstructions. Paving of the access way shall be required. Use of planks, steel mats, etc., during placement of a mobile home shall be allowed so long as the same are removed immediately after such placement.
- (5) Off-Street parking shall be provided at the rate of two (2) parking spaces per individual mobile home space contained within the mobile home park. Two (2) nine foot by twenty foot (9'x20') hard surfaced areas, either side by side or tandem shall be required for parking, minimum of one hundred and eight (180) square feet. In no situation shall the parking space be located greater than one-hundred feet (100') away from the mobile home space it is designed to serve.
- (6) The Mobile Home Park shall be under unified ownership and shall be planned as a whole so all landscaping and common areas can be properly maintained.
- (7) An amenity shall be provided for Mobile Home Parks that contain ten (10) or more homes or spaces.

(11) Planned Unit Development (PUD).

Table 11-2-4: Maximum Residential Density

Base Residential Zone	Dwelling units/gross acres
RE	2

RP	5
RMH	8 <u>35</u>
R1	8
R2	17
TN	17
R3	35
R3A	35

11-3-3: PURPOSE OF RESIDENTIAL ZONES

(H) RMH Residential Mobile and Manufactured Home Zone. This zone provides a residential zone which is characterized by a ~~medium~~ high density residential environment. A manufactured or mobile home subdivision, mobile home park, or travel trailer park are special facilities specifically designed to accommodate mobile or recreational vehicles which may not conform to the requirements for permanent location within other residential Zones within the City are allowed within this zone.

11-3-4: DIMENSIONAL STANDARDS FOR RESIDENTIAL ZONES

Table 11-3-1: Standards for Residential Zones

	RE	RP	R1	R2	TN	R3	R3A	RMH
Lot Area								
Lot Area Minimum in ft ²	1 acre*	12,000	7,000	6,000*	3,000*	5,000*	5,000	5,000 <u>3,000</u>
Lot Area Maximum in ft ²			13,500*					
Site Width								
Site Width at Front Setback, Minimum in ft.	150	60	50	50	25	50	50	50 <u>25</u>
Setbacks, Minimum in ft.								
Front	40	30*	25*	20*	15*	15	15	30 <u>15</u>
Front Maximum in ft.					20*			
Side	20	7.5/10*	6	6	5	6	6	10 <u>5</u>
Rear	40	25	25	25	10	25*	25*	25 <u>10</u>
Lot Coverage, Building Height, and Density								
Maximum Lot Coverage in %	30	40	40	80	50	80	80	40 <u>50</u>
Maximum Building Height in ft*	24	24	24	36	*			24
Maximum Density in net units/acre	1	4	6	17	15	35	35	8 <u>35</u>
*See explanations, exceptions and qualifications in Section 11-3-4 A,B,C of this Zoning Code.								

Table 11-3-3: Dimensional Standards for Accessory Structures in Residential Zones

	RE	RP	R1	R2	TN	R3	R3A	RMH
Setbacks – Minimum in ft.								
Front	40	30	25	20	15	15	15	25 15
Side	20	0/7.5*	0/6*	0/6*	0/5*	0/6*	0/6*	0/10* <u>0/5</u>
Rear	40*	0*	0*	0*	0*	0*	0*	0*
Building height- Maximum in ft.		12/24*	12/24*	12/24*	12/24*			12/24*
Lot coverage of the rear yard, maximum %	30	30	30	30	30			30
*See explanations, exceptions and qualifications that follow in Section 11-3-4D (1-5) of this Zoning Code.								

Table 11-4-1: Minimum Landscaping and Buffer Requirements

Zone	Minimum Landscaping Requirements (% of total lot area)	Minimum Landscaped setback contiguous to a Street (In width)	Commercial, and Multi-Unit Residential, <u>and Mobile Home Parks</u> Minimum Landscaped Buffer from Contiguous Single Unit Residential Zones and Uses (in width)
RE			
		Required front and side yard setbacks facing a public street	
RP			
		Required front and side yard setbacks facing a public street	
R1			
		Required front and side yard setbacks facing a public street	
R2			
	20%	Required front and side yard setbacks facing a public street	10' or 7' with a 6' masonry wall or opaque fence
TN			
	50%	Required front and side yard setbacks facing a public street	10' or 7' with a 6' masonry wall or opaque fence
R3			
	20%	Required front and side yard setbacks facing a public street	10' or 7' with a 6' masonry wall or opaque fence
R3A			
	20%	15'	10' or 7' with a 6' masonry wall or opaque fence
RMH			
	20%	Required front and side yard setbacks facing a public street <u>15'</u>	<u>7' with 6' masonry wall or opaque fence</u>

11-4-4: LANDSCAPING, BUFFERS, AND SCREENING

(G) Minimum Landscaped Setback Contiguous to a Street

(4) Special Provisions for Perimeter Landscaped Setbacks.

- (a) Any required perimeter buffer shall be required for the entire length of any public street within the Zone, and on the development side of any public street bordering the development.
- (b) For a Recreational Vehicle Park, the perimeter buffer shall be landscaped, at least ten feet (10') in width contiguous to the exterior boundaries of the park.
- (c) ~~For Mobile Home Parks, the perimeter buffer shall be landscaped, at least fifteen feet (15') in width contiguous to a public street with trees forty foot (40') on center.~~

(H) Minimum Buffer from Residential Zones.

- (2) Required buffers to residential zones as set forth in Table 11-4-1 Minimum Landscaping and Buffer Requirements are expressed as the number of feet from a lot boundary, contiguous to residential land uses, and to land designated for residential uses in the City's Comprehensive Plan. The required landscape buffer shall include evergreen trees spaced at twenty foot (20') intervals.
- (3) Buffer areas to residential zones and uses may be included to fulfill the minimum landscaped area requirements set forth in Table 11-4-1 Minimum Landscaping and Buffer Requirements.
- (4) Special provisions for buffer areas in the R&D Zone contiguous to residential uses and zones shall include evergreens or deciduous shrubs spaced to form a solid screen within ten (10) years and a berm at least two and one-half feet (2.5') in height shall be provided. Natural buffers such as canals may be included within the required buffer and shall eliminate the need for fencing where the canal is elevated or at least twenty feet (20') in width; however, landscaping with evergreens at least ten feet (10') in width shall still be provided.
- (5) [Special provisions for Mobile Home Parks in the RMH Zone contiguous to residential single dwelling units shall include a six foot \(6''\) opaque fence and evergreens spaced twenty feet \(20'\) on center.](#)

11-7-1: DEFINITIONS

Mobile/Manufactured Home Park	Any parcel of ground <u>two (2) acres or more</u> upon which two (2) or more manufactured homes and/ or mobile homes are located. A mobile/manufactured home park shall not include a location used by mobile home dealers exclusively for the display, storage or sale of
Amenity	An area of activity, either indoor or outdoor, designed to be accessible to and principally for the use of persons residing or working within a PUD development. An amenity may be located within the required common space, for example, a playground placed within a common yard.