

17.162 COMMON RECREATIONAL FACILITIES

(a) No less than ten percent (10%) of the total area of any mobile home community established under these regulations shall be devoted to common recreational areas and facilities, such as playgrounds, swimming pools, community buildings, ways for pedestrians and cyclists away from streets and play areas for small children for other recreational areas in block interiors. At least one (1) principal recreation and community center shall contain not less than five percent (5%) of the total area of the community.

(b) To be countable as a common recreational area, interior-block ways for pedestrians or cyclists shall form part of a system leading to principal destinations. Such ways may also be used for installations of utilities.

(c) Common recreational areas shall not include streets or parking areas, shall be closed to automotive traffic except *for* maintenance and service vehicles, and shall be improved and maintained for the uses intended.