

Title 15 – Chapter 2

Mobile Homes

15-2-1	Definitions
15-2-2	Permitted Uses and Structures
15-2-3	Mobile Homes Limited to Parks Only
15-2-4	Mobile Home Park License and Application
15-2-5	Inspection and Enforcement
15-2-6	Mobile Home Park Standards
15-2-7	Water Supply
15-2-8	Service Buildings and Accommodations
15-2-9	Waste and Garbage Disposal
15-2-10	Number of Spaces Per Parcel
15-2-11	Operation of Mobile Home Parks; Responsibilities of Park Management
15-2-12	Responsibilities and Duties of Mobile Home Park Occupants
15-2-13	Additional Regulations on Mobile Homes and Mobile Home Parks
15-2-14	Compliance with Plumbing, Electrical and Building Code Ordinances
15-2-15	Limitations on Signs
15-2-16	Standards for General Site Planning for Mobile Home Communities

Sec. 15-2-1 Definitions.

The following definitions are used in this Chapter:

- (a) **Unit.** Any mobile home unit. HUD sticker homes are not considered a unit or mobile home.
- (b) **Non-dependent Unit.** A mobile home that has a complete toilet and bath or shower facilities.
- (c) **Mobile Home Park.** Any park, camp, court, site, plot, parcel or tract of land designed, maintained, intended or used for the purpose of supplying a location or locations or accommodations for three (3) or more mobile homes and shall include all buildings used or intended for use as part of the equipment thereof, whether or not a charge is made for the use of the mobile home park and its facilities. “Mobile Home Park” shall not include automobile or mobile home sales lots on which unoccupied mobile homes are parked for the sole purpose of inspection and sale.

- (d) **Space.** A plot of ground within a mobile home park designed for the accommodation of one (1) mobile home unit.
- (e) **Person.** An individual, partnership, firm, corporation, association, trust, whether owner, lessee, licensee or their agent, heir or assignee.
- (f) **Dependent Mobile Home.** A mobile home which does not have complete bathroom facilities.
- (g) **Licensee or Operator.** Any person licensed to operate and maintain a mobile home park under this Chapter.
- (h) **Licensing Authority.** The Town of Oshkosh.
- (i) **Mobile Home Subdivision.** A parcel of land platted for subdivision according to all requirements of the Town of Oshkosh Subdivision Ordinance and comprehensive plan designed or intended for lots to be conveyed by deed to individual owners for residential occupancy primarily by mobile homes.
- (j) **Residential Mobile Home.** A single-family dwelling built on or before October 1, 1974, in accordance with the ANSI Code (American National Standards Institute) or in accordance with the HUD Code (Housing & Urban Development), both of which govern the heating and cooling systems, electrical systems, fire safety, body and frame construction, thermal protections and plumbing systems. All said homes shall bear the proper approved Wisconsin insignia as required by the Wisconsin Administrative Code, COMM 20.12-20-17. "Mobile Home" also means any coach, cabin, trailer, house car or other structure of four hundred (400) square feet interior floor area or greater which is, or was as originally constructed, designed to be transported by any motor vehicle upon a public highway and designed, equipped or used for sleeping, eating or living quarters or as a place of business, or is intended to be so used, whether mounted upon wheels or supports or capable of being moved by its own power or transported by another vehicle, and includes any additions, attachments, foundations, annexes and appurtenances thereto. If the wheels are removed or the mobile home is set on a foundation, the mobile home shall be considered real property for purposes of taxation. For purposes of this Chapter, a manufactured home is not a mobile home. HUD sticker homes are not a mobile home.
- (k) **Statutory Definitions.** In addition to the above definitions, definitions contained in §66.058 of the Wisconsin Statutes shall also be applicable.
- (l) **Trailer.** A trailer is a coach or other structure of under four hundred (400) square feet in floor area transported by a motor vehicle.

Sec. 15-2-2 Permitted Uses and Structures.

The following principal uses and structures are permitted within mobile home parks;

- (a) **One-Family Detached Mobile Homes (residential mobile home).** In mobile home park communities, recreational vehicles shall not be occupied as living quarters and sales lots shall not be permitted, but dwellings may be sold on lots they occupy in residential use.
- (b) **Permitted Accessory Uses and Structures.** Uses and structures that are customarily accessory and clearly incidental to permitted principal uses and

structures shall be permitted, except for those requiring specific approval as provided below.

- (c) **Rental.** No mobile home park site shall be rented for a period of less than thirty (30) days.

Sec. 15-2-3 Mobile Homes Limited to Parks Only.

- (a) It shall be unlawful, except as provided in this Chapter, for any person to park or use any mobile home on any street, alley, highway or road or other public place, or on any parcel of land or other space within the Town of Oshkosh.
- (b) No person shall park, locate or place any mobile home outside of a licensed mobile home park in the Town of Oshkosh except unoccupied mobile homes may be parked on the lawfully situated premises of a licensed mobile home dealer for the purposes of sale display; the lawfully situated premises of a vehicle service business for purposes of servicing or making necessary repairs; the premises leased or owned by the owner of such mobile home for purposes of sale display for a period not exceeding one hundred twenty (120) days, provided no business is carried on therein, or in an accessory private garage, building or rear yard of the owner of such mobile home, provided no business is carried on therein.
- (c) It is the intent of this Chapter to recognize mobile homes constructed prior to October 1, 1974, as distinct and different from units designated as Mobile Homes within the definitions of this Chapter and to prohibit units not meeting the requirements for Mobile Homes as defined herein. Units constructed prior to 1974 are prohibited.

Sec. 15-2-4 Mobile Home Park License and Application.

- (a) Per Section 15-2-8, it shall be unlawful for any person to establish, operate or maintain, or permit to be established, operated or maintained upon any property owned, leased or controlled by him a mobile home park within the limits of the Town of Oshkosh without first having obtained a license for each such mobile home park from the Town Board pursuant to this Chapter. Such license shall expire one (1) year from the date of issuance but may be renewed under the provisions of this Chapter for additional periods of one (1) year.
- (b) The application for such license or the renewal shall be accompanied by a fee of Two Dollars (\$2.00) for each space in the existing or proposed mobile home park, provided that the minimum fee shall not be less than Twenty-five Dollars (\$25.00), and a surety bond in the amount of Five Thousand Dollars (\$5,000.00), which shall guarantee:
 - (1) The collection by the licensee of any monthly parking permit fee required by the Town and the payment of such fees to the Town Clerk;
 - (2) The payment by the licensee of any fine or forfeiture, including legal costs imposed upon or levied against said license for a violation of the ordinances of the said Town pursuant to which said license is granted, and shall also be for the use and benefit, and may be prosecuted and

recovery had thereon, by any person who may be injured or damaged by reason of the licensee violating the provisions of this Chapter.

- (c) The application for a license or a renewal thereof shall be made on forms furnished by the Town Clerk shall include the name and address of the owner in fee of the lands upon which said mobile home park is to be located (if the fee is vested in some person other than the applicant, a duly verified statement by that person that the applicant is authorized by him to construct or maintain the mobile home park and to apply for a license), and the location and legal description of the premises upon which the mobile home park is to be or is located as will readily identify and definitely locate the premises. The application shall be accompanied by two (2) copies of the complete mobile home park plan showing the following, either existing or as proposed: (1) the extent and area used for mobile park purposes; (2) roadways and driveways; (3) location of space for mobile homes; (4) location and number of sanitary conveniences, including toilets, washrooms, laundries and utility rooms to be used by occupants of spaces; (5) method and plan of sewage disposal; (6) method and plan of garbage removal; (7) plan for water supply; (8) plan for lighting of spaces; (9) plan for rubbish disposal; (10) designated green space for leisure activities; (11) all other matters required of this Chapter. If the existing or proposed mobile home park is designed to serve non-dependant mobile home units, such plans shall clearly set forth the location of all sewer and water pipes and connections.
- (d) Every licensee shall furnish the Town Clerk and Town Assessor with information on mobile homes added to the mobile home park within five (5) days after their arrival on forms prescribed by the Wisconsin Department of Revenue.
- (e) Prior to approval of a mobile home park, the Town Board shall hold a public hearing on the application. Notice of such hearing shall be mailed to all property owners within a five hundred (500) foot radius of the proposed site.
- (f) Licenses granted under this Section shall be subject to revocation or suspension by the governing body for cause in accordance with §66.058(2), Wis. Stats. and the procedures in that Section shall be followed. "Cause" as used in this Subsection, shall include, but not be limited to:
 - (1) Failure or neglect to abide by the requirements of this Chapter or the laws or regulations of the State of Wisconsin relating to mobile home parks and their operation.
 - (2) Conviction of any offense under the laws of the State or Ordinances of the Town relating to fraudulent or misleading advertising or deceptive practices regarding the sale or renting of mobile homes or the leasing or rental of mobile home spaces or sale, lease or operation of park facilities.
 - (3) Operation or maintenance of the mobile home park in a manner inimical to the health, safety or welfare of park occupants or the inhabitants of the Town including, but not limited to, repeated violations of laws or ordinances relating to health, sanitation, refuse disposal, fire hazards or morals.
 - (4) Transfer or sale of an ownership interest in any mobile home space or the underlying land other than to another eligible licensee. Such action shall also subject the owner of the underlying land to all requirements of the

state or municipal subdivision control laws and regulations regardless of the size or number of lots or spaces so transferred or sold.

Sec. 15-2-5 Inspection and Enforcement.

No mobile home park licensee shall be issued until the Town Board, or its designee, shall have inspected and reviewed for compliance with this Chapter each application and the premises on which mobile homes will be located to insure compliance with the regulations, ordinances and laws applicable thereto. No licensee will be renewed without a re-inspection of the premises. For the purposes of making inspections and securing the enforcement of this Chapter, such officials or their authorized agents shall have the right and are hereby empowered to enter on any premises on which a mobile home is located, or about to be located, and to inspect the same and all accommodations connected therewith at any reasonable time.

Sec. 15-2-6 Mobile Home Park Standards.

- (a) Each mobile home space within a mobile home park shall be clearly defined and shall contain at least five thousand (5,000) square feet of land area for the exclusive use of the occupant; such space shall be no less than forty (4) feet in width and no less than one hundred (100) feet in depth. The area occupied by a mobile home shall not exceed fifty percent (50%) of the total area of the mobile home space (including any awnings, carports, vehicles or attachments thereto). Each mobile home space shall be landscaped in accordance with the plans approved by the Town Board. The mobile home park shall be so arranged that all spaces shall face or abut on an approved public roadway giving easy access thereto. Each space shall have a ten (10) square feet by twenty (20) square feet paved off-street parking space for an automobile. The yard shall be landscaped except for necessary driveway and sidewalk needs, which shall not exceed one-half (1/2) the width of the space. Temporary storage shall not be allowed on lawn areas.
- (b) Roadways within the mobile home park shall be at least sixty-six (66) feet in width and shall be surfaced to Town specifications. There shall be a concrete sidewalk along both sides of the roads, access drives off roads to all parking spaces, and mobile home spaces shall be paved.
- (c)
 - (1) A minimum of two (2) off-street parking spaces surfaced with bituminous concrete or similar material capable of carrying a wheel load of four thousand (4,000) pounds shall be provided for each mobile home space.
 - (2) Each mobile home park shall maintain paved off-street parking lots for guests of occupants in the amount of one (1) parking space for each mobile home space. Such parking shall be located within three hundred (300) feet of the mobile homes to be served.
- (d) Each space shall be properly landscaped with at least one (1) tree and hedges, grass, fences, windbreaks and the like. All mobile home parks shall have a greenbelt or buffer strip not less than twenty (20) feet wide along all boundaries.

Unless adequately screened by existing vegetative cover, all mobile home parks shall be provided within such greenbelt or buffer strip with screening of natural growth or screen fence, except where the adjoining property is also a mobile home park. Compliance with this requirement shall be made within five (5) years from the granting of the mobile home park developer's permit. Permanent planting shall be grown and maintained at a height of not less than six (6) feet. Screening or planting requirements may be waived or modified by the governing body if it finds that the exterior architectural appeal and functional plan of the park, when completed, will be materially enhanced by modification or elimination of such screen planting requirements.

- (e) No mobile home shall be parked closer than five (5) feet to the side lot lines nor closer than twenty (20) feet to the front lot line or within twenty-five (25) feet of the rear lot line.
- (f) There shall be an open space of at least ten (10) feet between the sides of adjacent mobile homes. Automobiles may park no closer than five (5) feet to the side of any mobile home; automobiles shall not, however, be parked nearer than five (5) feet to any side lot line.
- (g) No tents shall be erected or occupied on any space, and there shall be no outdoor camping anywhere in the mobile home park.
- (h) All non-dependant units must be connected to public water and sanitary sewer systems, and plans for disposal of surface storm water shall be approved by the Town Board.
- (i) Every mobile home space shall be furnished with an electric service outlet. Such outlet shall be equipped with an externally operated switch or fuse with not less than sixty (60) amperes capacity and a heavy-duty outlet receptacle. All utility lines shall be placed underground.
- (j) No mobile homes shall be parked in a mobile home park outside of a designated space therein.
- (k) Each mobile home space shall contain a paved area upon which said mobile home is to be placed. Said paved area shall be at least as large as the mobile home which is to be placed thereon.
- (l) The mobile home park shall be so arranged that no dependant unit shall be located further than two hundred (200) feet from the toilets and service buildings provided for herein, and walkways to such buildings shall be paved and well lighted.
- (m) The mobile home park shall contain a recreation area. The recreation area shall be a minimum of one (1) acre for each fifty (50) sites. The minimum recreation area in a mobile home park shall be one (1) acre.

Sec. 15-2-7 Water Supply.

- (a) An adequate supply of pure water furnished through a pipe distribution system connected directly with the public water main with supply faucets located not more than two hundred (200) feet from any dependant mobile home shall be furnished for drinking and domestic service in all mobile home parks.

- (b) Individual water service connections provided for direct use of an independent unit shall be so constructed that they will not be damaged by the parking of such mobile home. Such system shall be adequate to provide twenty (20) pounds per square inch pressure and capable of furnishing a minimum of one hundred twenty-five (125) gallons of water per day per space.
- (c) No common drinking vessels shall be permitted, nor shall any drinking water faucets be placed in any toilet room.
- (d) Every mobile home park servicing dependent units shall provide an abundant supply of hot water at all reasonable hours for bathing, washing and laundry facilities.

Sec. 15-2-8 Service Buildings and Accommodations.

- (a) Every mobile home park designed to serve dependent units shall have erected thereon suitable buildings for housing toilets, lavatories, showers, slop sinks and laundry facilities as required by this Chapter and by the State of Wisconsin Administrative Code, such buildings to be known as service buildings. Service buildings shall be located not more than two hundred (200) feet from any mobile home space. Such service buildings shall be of permanent construction and adequately lighted, screened and ventilated.

Cross Reference: Section 7-5-1 Monthly Parking Fee;
Limitations on Parking

- (b) There shall be provided separate toilet rooms for each sex. Water flush toilets shall be required. Toilets shall be provided for each sex in the ratio of one (1) toilet for each six (6) dependant units or fraction thereof and shall have separate compartments. Every male toilet room shall contain one (1) urinal for each sixteen (16) dependant units, but in no case shall any male toilet be without one (1) urinal. Toilet rooms shall contain lavatories with hot and cold running water in the ratio of one (1) lavatory for each two (2) water closets.
- (c) Separate bathing facilities for each sex shall be provided with one (1) shower enclosed in a compartment at least four (4) feet square in size for each six (6) dependant units or fraction thereof. Each shower compartment shall be supplemented by an individual dressing compartment which shall be at least sixteen (16) square feet in size.
- (d) Laundry facilities shall be provided on the ratio of one (1) double tray unit and one (1) conventional type washing machine or one (1) automatic washing machine, with electric outlet, for each eight (8) units. Sufficient drying facilities shall be available.
- (e) Floors of toilets, showers and the laundry shall be concrete, tile or similar material impervious to water and easily cleaned and pitched to a floor drain.

Sec. 15-2-9 Waste and Garbage Disposal.

- (a) All liquid wastes from showers, toilets, laundries, faucets, lavatories, etc., shall be discharged into a sewer system.
- (b) Every space designed to serve a non-dependant unit shall be provided with waste disposal connections which shall comply with all applicable state plumbing codes. The sewer connections shall be provided with suitable fitting so that watertight connections can be made. Such connections shall be so constructed so that they can be closed when not connected and trapped in such a manner as to be maintained in an odor-free condition.
- (c) All sanitary facilities in any unit which are not connected with a public sewer system by approved pipe connections shall be sealed and their use is hereby declared unlawful.
- (d) Mobile home park residents shall comply with all Town refuse disposal and recycling requirements.

Sec. 15-2-10 Number of Spaces Per Parcel.

- (a) There shall be at least ten (10) spaces in each mobile home park and no more than two hundred (200) spaces; all requirements of this Chapter for the issuance of a license shall be complied with prior to the issuance of such license. All accommodations required by this Chapter shall be based upon the total park capacity according to the accepted plans.
- (b) Mobile homes shall not be placed in campgrounds. A travel trailer shall not be parked and left unoccupied anywhere in the Town for more than five (5) days.
- (c) Mobile homes, irrespective of where located, shall be tied down.

Sec. 15-2-11 Operation of Mobile Home Parks; Responsibilities of Park Management.

- (a)
 - (1) In every mobile home park there shall be located an office of the attendant or person in charge of said park. A copy of the park license and of this Chapter shall be posted therein and the park register shall, at all times, be kept in said office.
 - (2) A fire number shall be assigned to each mobile home park, with a lot number assigned to each individual mobile home lot or parcel.
- (b) The attendant or person in charge and the park licensee shall operate the park in compliance with this Chapter and regulations and Ordinances of the Town and State and their agents or officers and shall have the following duties:
 - (1) Maintain a register of all park occupants, to be open at all times to inspection by state, federal and municipal officers, which shall show:
 - (a) Names and addresses of all owners and occupants of each mobile home.
 - (b) Number of children of school age.
 - (c) State of legal residence.

- (d) Dates of entrance and departure of each mobile home.
 - (e) Make, model, year and serial number or license number of each mobile home and towing or other motor vehicles and state, territory or country which issued such licenses.
 - (f) Place of employment of each occupant, if any.
- (2) Notify park occupants of the provisions of this Chapter and inform them of their duties and responsibilities and report promptly to the proper authorities any violations of this Chapter or any other violations of law which may come to their attention.
 - (3) Report to Town authorities all cases of persons or animals affected or suspected of being affected with any dangerous communicable disease.
 - (4) Supervise the placement of each mobile home on its stand which includes securing its stability and installing all utility connections and tiedowns.
 - (5) Maintain park grounds, buildings and structures free of insect and rodent harborage and infestation and accumulations of debris which may provide rodent harborage or breeding places for flies, mosquitoes and other pests.
 - (6) Maintain the park free from growth of noxious weeds.
 - (7) Maintain the park free of litter, rubbish and other flammable materials, provide portable fire extinguishers of a type approved by the Fire Chief in all locations designated by the Chief and maintain such extinguishers in good operating condition and cause every area within the park designated as a fire lane by the Fire Chief to be kept free and clear of obstructions.
 - (8) Check to insure that every mobile home unit has furnished, and in operation, a substantial, fly-tight, watertight, rodent proof container for the deposit of garbage and refuse in accordance with the ordinances of the Town. The management shall provide stands for all refuse and garbage containers so designated as to prevent tipping and minimize spillage and container deterioration and facilitate cleaning.
 - (9) Provide for the sanitary and safe removal and disposal of all refuse and garbage at least weekly. Removal and disposal of garbage and refuse shall be in accordance with the laws of the State of Wisconsin and the Ordinances and regulations of the Town.
 - (10) Collect a security deposit equal to three (3) months' parking fee for each occupied nonexempt mobile home within the park and remit such fees and deposits to the Town Clerk.
 - (11) Allow inspections of park premises and facilities at reasonable times by municipal officials or their agents or employees.

Sec. 15-2-12 Responsibilities and Duties of Mobile Home Park Occupants.

- (a) Park occupants shall comply with all applicable requirements of this Chapter and regulations issued hereunder and shall maintain their mobile home space, its facilities and equipment in good repair and in a clean and sanitary condition.

- (b) Park occupants shall be responsible for proper placement of their mobile homes on the mobile home stand and proper installation of all utility connections in accordance with the instructions of the park management.
- (c) No owner or person in charge of a dog, cat or other pet animal shall permit it to run at large or to cause any nuisance within the limits of any mobile home park.
- (d) Each owner or occupant of a nonexempt mobile home within a mobile home park shall remit to the licensee or authorized park management the cash deposit and monthly parking permit fee.
- (e) It shall be the duty of every occupant of a park to give the park license or management, or his agent or employee, access to any part of such park or mobile home premises at reasonable times for the purpose of making such repairs or alterations as are necessary to effect compliance with this Chapter or any law or Ordinance of the State or Town or lawful regulation or order adopted thereunder.
- (f) Mobile homes shall be parked only on the mobile home stands provided and shall be placed thereon in accordance with all requirements of this Chapter.
- (g) No mobile homeowner or occupant shall conduct in any unit or any mobile home park any business or engage in any other activity which would not be permitted in single-family residential areas in the Town.
- (h) No person shall discharge any wastewater on the surface of the ground within any mobile home park.
- (i) No person shall erect or place upon any mobile home space any permanent or temporary structure intended to be used for dwelling purposes or in connection with any mobile home unit except as specifically authorized by this Chapter.

Sec. 15-2-13 Additional Regulations on Mobile Homes and Mobile Home Parks.

- (a) Wrecked, damaged or dilapidated mobile homes shall not be kept or stored in a mobile home park or upon any premises in the Town. The Town Board shall determine if a mobile home is damaged or dilapidated to a point which makes it unfit for human occupancy. Such mobile homes are hereby declared to be a public nuisance. Whenever the Town Board so determines, it shall notify the licensee or landowner and owner of the mobile home in writing that such public nuisance exists within the park or on lands owned by him giving the findings upon which his determination is based and shall order such home removed from the park or site or repaired to a safe, sanitary and wholesome condition of occupancy within a reasonable time, but not less than thirty (30) days.
- (b) The Town Board or its lawful agents or employees are authorized and directed to inspect mobile home parks not less than once in every twelve (12) month period to determine the health, safety and welfare of the occupants of the park and inhabitants of the Town as affected thereby and the compliance of structures and activities therein with this Chapter and all other applicable laws of the State and ordinances of the Town.

- (c) Fires in mobile home parks shall be made only in stoves and other cooking or heating equipment intended for such purposes. Outside burning is prohibited except by permit and subject to requirements or restrictions of the Fire Chief.
- (d) All plumbing, building, electrical, oil or gas distribution, alterations or repairs in the park shall be in accordance with the regulations of applicable laws, ordinances and regulations of the State and municipalities and their authorized agents.
- (e) All mobile homes in mobile home parks shall be skirted with foundation siding. Areas enclosed by such skirting shall be maintained free of rodents and fire hazards. Such foundation siding/skirting shall be fire and weather resistant, pre-finished material surrounding the entire perimeter of a home and completely enclosing a space between the exterior wall of such home and the ground. Foundation siding shall be properly vented, harmonious and compatible with the house and installed within sixty (60) days from the date of placement on the site.
- (f) Storage under mobile homes is prohibited.

Sec. 15-2-14 Compliance with Plumbing, Electrical and Building Code Ordinances.

All plumbing, electric, electrical, building and other work on or at any mobile home park under this Chapter shall be in accordance with the Ordinances of the Town and the requirements of the State Plumbing, Electrical and Building Codes and the regulations of the State Board of Health. Licenses and permits granted under this Chapter grant no right to erect or repair any structure, to do any plumbing work or to do any electric work.

Sec. 15-2-15 Limitations on Signs.

In connection with mobile home parks under this Chapter, no sign intended to be read from any public way adjoining the district shall be permitted except:

- (a) No more than one (1) identification sign, not exceeding twenty (20) square feet in area, for each principal entrance.
- (b) No more than one (1) sign, not exceeding four (4) square feet in area, advertising property for sale, lease or rent, indicating "Vacancy" or "No Vacancy," maybe erected at each principal entrance.
- (c) In the case of new mobile home communities consisting in whole or in part of mobile home subdivisions or condominiums, one (1) sign, not exceeding twenty (20) square feet in area, may be erected for a period of not more than two (2) years at each principal entrance to advertise the sale of lots or dwellings.
- (d) No source of illumination for any such signs shall be directly visible from adjoining streets or residential property, and no such signs shall be erected within five (5) feet of any exterior property line.

Sec. 15-2-16 **Standards for General Site Planning for Mobile Home Communities.**

The following guides, standards and requirements shall apply in site planning for mobile home communities:

- (a) **Principal Vehicular Access Points.** Principal vehicular access points shall be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular or pedestrian traffic. Merging and turnout lanes and/or traffic dividers shall be required where existing or anticipated heavy flows indicate need. In general, minor streets shall not be connected with streets outside the district in such a way as to encourage the use of such minor streets by substantial amounts of through traffic. No lot within the community shall have direct vehicular access to a street bordering the development.
- (b) **Access for Pedestrians and Cyclists.** Access for pedestrians and cyclists entering or leaving the community shall be by safe and convenient routes. Such ways need not be adjacent to or limited to the vicinity of vehicular access points. Where there are crossings of such ways and vehicular routes at edges of planned developments, such crossings shall be safely located, marked and controlled and where such ways are exposed to substantial vehicular traffic at edges of communities, safeguards may be required to prevent crossings except at designated points. Bicycle paths, if provided, shall be so related to the pedestrian way system that street crossings are combined.
- (c) **Exterior Yards for Mobile Home Parks; Minimum Requirements; Occupancy.** The following requirements and limitations shall apply to yards at the outer edges of mobile home communities:
 - (1) **Along Public Streets.** Where mobile home park communities adjoin public streets along exterior boundaries, a yard at least twenty-five (25) feet in minimum dimensions shall be provided adjacent to such streets. Such yard may be used to satisfy open space depth requirements for individual dwellings but shall not contain carports, recreational shelters, storage structures or any other structures generally prohibited in yards adjacent to streets in residential districts. No direct vehicular access to individual lots shall be permitted through such yards, and no group parking facilities or active recreation areas shall be allowed therein.
 - (2) **At Edges of Mobile Home Parks (Other Than at Streets or Alleys).** Where mobile home parks are so located that one (1) or more boundaries are at the edges of mobile home parks and adjoining neighboring districts without an intervening street, alley or other permanent open space at least twenty (20) feet in width, an exterior yard at least twenty (20) feet in minimum dimension shall be provided. Where the adjoining area is residential, the same limitations on occupancy and use of such yards shall apply as stated above concerning yards along public streets. Where the adjoining area is nonresidential, such yards may be used for group or individual parking, active recreation facilities or carports, recreational shelters or storage structures.

- (d) **Ways for Pedestrians and/or Cyclists in Exterior Yards.** In any exterior yard, required or other, ways for pedestrian and/or cyclists may be permitted, if appropriately located, fenced or landscaped to prevent potential hazards arising from vehicular traffic on adjacent streets or other hazards and annoyances to users or to occupants of adjoining property. When otherwise in accord with the requirements concerning such ways set forth above, approved ways in such locations shall be counted as common recreation facilities and may also be used for utilities easements.
- (e) **Yards, Fences, Walls or Vegetative Screening at Edges of Mobile Home Parks.** along the edges of mobile home parks, walls or vegetative screening shall be provided where needed to protect residents from undesirable views, lighting, noise, or other off-site influences or to protect occupants of adjoining residential districts from potentially adverse influences within the mobile home community. In particular, extensive off-street parking areas and service areas for loading and unloading other than passenger vehicles, and for storage and collection of trash and garbage, shall be screened.
- (f) **Internal Relationships.** The site plan shall provide for safe, efficient, convenient and harmonious groupings of structures, uses and facilities, and for appropriate relation of space inside and outside buildings to intended uses and structural features. In particular:
 - (1) **Streets, Drives and Parking and Service Areas.** Streets, drives and parking and service areas shall provide safe and convenient access to dwellings and community facilities and for service and emergency vehicles, but streets shall not be so laid out as to encourage outside traffic to traverse the community, nor occupy more land than is required to provide access as indicated, nor create unnecessary fragmentation of the community into small blocks. In general, block size shall be the maximum consistent with use, the shape of the site and the convenience and safety of the occupants.
 - (2) **Vehicular Access to Streets.** Vehicular access to streets from off-street parking areas may be direct from dwellings if the street or portion of the street serves fifty (50) units or less. Determination of units served shall be based on normal routes anticipated for traffic. Along streets or portions of streets serving more than fifty (50) dwellings units, or constituting major routes to or around central facilities, access from parking and service areas shall be so combined, limited, located, designed and controlled as to channel traffic conveniently, safely and in a manner that minimizes marginal traffic friction, and direct vehicular access from individual dwellings shall generally be prohibited.
 - (3) **Ways for Pedestrians and Cyclists; Use by Emergency, Maintenance or Service Vehicles.**
 - (a) Walkways shall form a logical, safe and convenient system for pedestrian access to all dwellings, project facilities and principal off-street pedestrian destinations. Maximum walking distance in the open between dwelling units and related parking spaces, delivery areas and

trash and garbage storage areas intended for use of occupants shall not exceed one hundred (100) feet.

- (b) Walkways to be used by substantial numbers of children as play areas or routes to school, bus stops or other destinations shall be so located and safeguarded as to minimize conflicts with normal automotive traffic. If an internal walkway system is provided, away from streets, bicycle paths shall be incorporated in the walkway system. Street crossings shall be held to a minimum on such walkways and shall be located and designated to provide safety and shall be appropriately marked and otherwise safeguarded. Ways for pedestrians and cyclists, appropriately located, designed and constructed may be combined with other easements and used by emergency, maintenance or service vehicle but shall not be used by other automotive traffic.