

(e) Includes 15 feet setback from creeks or drainage-ways.

(6) Each space must be landscaped and planted with grass and shrubs before occupancy to control erosion.

(7) Each mobile home space shall abut a paved driveway or roadway with unobstructed access to an open developed approved public street.

(F) *Buffer strip and fencing.*

(1) Each mobile home park must have a planted and/or fenced buffer strip 20 feet wide along all property lines of the park (except across driveways and streets). Fencing must be opaque wood privacy design six feet high. Acceptable buffer strip plantings would consist of fast-growing evergreens planted in double rows staggered and four feet to five feet tall at time of planting. Existing vegetation may be preserved for buffer strip.

(2) The buffer strip is not part of any mobile home space or setback area.

(3) A floodplain area may be used as the buffer strip.

(4) When existing adjoining house and other land uses are located close to proposed development or whenever necessary, the Planning Commission or City Council may require opaque wood or other material privacy fencing properly maintained in addition to the landscaped buffer.

(G) *Refuse collection, recreation-common areas, other buildings.*

(1) The mobile home park must provide acceptable refuse collection stands and/or containers per space, and/or an accessible enclosed dumpster location, properly maintained and managed so that no health hazards, rodent harborage or insect breeding problems are created.

(2) Recreation common area(s) must be provided centrally located, free of traffic, easily accessible, minimum 4,000 square feet or 400 square feet per mobile home, whichever is greater.

(3) Specific recreation equipment such as picnic tables, grills, swings, slides, benches are not required, but if provided should be properly maintained in convenient lighted accessible locations. A swimming pool must be fenced, lighted and properly maintained.

(4) Other buildings that are not required but may be provided by the park owner/developer include park manager's office, laundry facilities, indoor recreation, enclosed storage, all of which should be properly maintained, located in convenient lighted accessible locations with off-street parking, and connected to rest of mobile home park with walkways.

(1989 Code, § 14-404)