

In addition to the development standards set forth herein above, a park which offers individual parcels for sale shall comply with the subdivision requirements set forth in Title 16 of the city code and the Bullhead City Procedures Manual.

Landscaping and Screening

The park must comply with the landscaping and screening provisions of Chapter 17.48 for a commercial use. See pamphlet numbers 14 and 15 for the landscaping provisions and pamphlet number 16 for the screening regulations.

Parking

All parking areas must be designed and constructed in accordance with the requirements set forth in the Bullhead City Procedures Manual and the following number of spaces are required:

1. Manufactured home and park trailer parks - two off-street parking spaces for each space plus one guest parking space for each ten manufactured home and/or park trailer spaces.
2. Recreation vehicle park - one off-street parking space for each recreational vehicle plus one guest parking space for each ten recreational vehicle spaces.
3. Campground park - one space for each three hundred and fifty square feet of allotted space plus one guest parking space for each ten campground spaces. Said parking may be located on or separate from the campground space.

Refuse Collection

The park shall comply with the refuse collection and screening provisions of Section 17.06.070 and Chapter 17.48 for a commercial use. See pamphlet number 16 for the screening regulations.

Signs

The park shall comply with the sign provisions of Chapter 17.42 for a commercial use. See pamphlet numbers 9 through 13.

Permits

A. Permits are required for all manufactured homes and park trailers to be installed or relocated within any park..

1. Manufactured homes as defined in 17.04 are limited to homes manufactured not more than two years prior to the year in which the permit is requested. See 17.36.115 for exemptions.
2. Park trailers as defined in 17.04 are limited to homes manufactured not more than seven years prior to the year in which the permit is requested.

B. Accessory structures

1. Accessory structures, including but not limited to patios, cabanas, ramadas, carports, garages, etc., are permitted in conjunction with existing and new manufactured homes, park trailers, and recreational vehicle spaces.
2. Accessory recreational vehicle dwelling units as defined in 17.04 are permitted on recreational vehicle spaces, see 17.36.120.C for additional information.

INFORMATION PAMPHLETS AVAILABLE

1. Single Family Residential
2. Multiple Family Residential
3. Commercial and Industrial
4. Planned Area Development
5. Public Lands
6. Residential Park
7. Parking Regulations
8. Parking Spaces Required per Use
9. Business Sign Regulations
10. Promotional Display Signs
11. Subdivision Sign Information
12. Off Premise Signs
13. Temporary Signs
14. Landscaping Regulations
15. Plant List
16. Screening Regulations
17. Garage/Yard Sales and Home Occupations
18. Manufactured/Factory Built Home Permits
19. Vehicles Sales and Rentals, Watercraft Rentals
20. City Organization
21. Zoning Regulations for New Businesses
22. Alternative Energy Systems

City of Bullhead City
Development Services
Department

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Manufactured
Home, Park
Trailer, and
RV Parks



Zoning Ordinance Information Series

City of Bullhead City

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Manufactured Home, Park Trailer, and RV Parks

Manufactured Home, Park Trailer, Recreational Vehicle Parks and Campgrounds

The Residential Park (RP) regulations are intended to provide standards for the design and establishment of temporary or long term parking and occupancy areas for manufactured homes, park trailers, recreational vehicles and campgrounds. Such parks must be located on properties zoned RP (Residential Park) and may be operated by a commercial enterprise charging a fee for the rental of spaces within the park or as a subdivision. A conditional use permit is also required for a campground use.

Size Requirements

1. Manufactured homes located in parks must not be less than 672 sq. ft.
2. Park trailers located in parks must not be less than 320 sq. ft. and not more than 400 sq. ft.
3. Recreational vehicles located in parks shall be less than eight feet six inches in width and forty-five feet in length.

Density

1. Manufactured homes, park trailers, recreational vehicles and/ or any permitted non-residential uses may be located within any one park provided that:
 - a. Each manufactured home space must have an area of not less than 3000 sq. ft. and a width of not less than 36 ft.
 - b. Each park trailer or recreational vehicle space must have an area of not less than 1800 sq. ft. and a width of not less than 24 ft.
 - c. Each camping party (campground space) must have an area of 350 sq. ft.
 - d. Park trailer or recreational vehicle spaces are permitted in mobile home parks provided the number of said spaces does not exceed 20% of the total number of spaces provided in such mobile home park.
 - e. Campground spaces are permitted only in recreational vehicle parks. The number of

campground spaces must not exceed 20% of the total number of spaces provided in such recreational vehicle park. Further, the park must develop in this ratio and the campground use is not permitted without the requisite number of recreational vehicle spaces.

- f. Park trailer spaces are permitted in recreational vehicles parks.
- g. Park trailers or recreational vehicles may be located on manufactured home spaces subject to the mobile home setback requirements.
- h. Manufactured homes over 671 sq. ft. cannot be located on park trailer or recreational vehicle spaces.
- i. The height of the buildings within the park can not exceed 3 stories or 35 ft.
- j. Maximum coverage, including buildings and manufactured homes, park trailers, recreational vehicles can not exceed 60% of the area within the park.
- k. Maximum coverage, including buildings and manufactured homes, park trailers, recreational vehicles can not exceed 60% of the area within the individual lot.

Yards and Spacing

1. Manufactured Home Parks
 - a. From front space line - 8 ft. from the nearest edge of an interior drive or roadway.
 - b. From rear space line - 5 ft.
 - c. From all other space boundaries - 5 ft.
 - d. From an exterior boundary of the park which abuts an arterial or collector street - 20 ft.
 - e. From all other exterior park boundaries - 10 ft.
 - f. From another manufactured home or accessory structure on an adjoining lot - 10 ft.
2. Park Trailer or Recreational Vehicle Parks:
 - a. From front space line - 5 ft. from the nearest edge of an interior drive or roadway.
 - b. From rear space line - 5 ft.
 - c. From all other space boundaries - 5 ft.
 - d. From an exterior boundary of the park which abuts an arterial or collector street - 20 ft.
 - e. From all other exterior park boundaries - 10

ft.

- f. From another recreational vehicle or accessory structure on an adjoining recreational vehicle lot - 6 ft.

3. Campground Parks:

- a. From properties zoned for single family residential - 150 ft.
- b. From properties in other zoning districts - 15 ft.

Park Site Design

All parks shall comply with the development standards set forth below. A site plan showing compliance with these standards must be approved prior to construction of the park.

1. Each parcel of land used for a park shall have a minimum area of two acres. Each parcel of land used for a recreational vehicle park that includes campground spaces must have a minimum area of ten acres.
2. Interior drives or roadways within the park shall be paved to a minimum width of not less than 24 ft.
3. A minimum of two vehicular entrances shall be provided for each park, one entrance of which may be kept closed to the general public if provision is made for emergency access.
4. Street lighting shall be provided along park streets for the safety of pedestrians.
5. Service buildings to house toilet, bathing and other sanitation facilities shall be provided as required by the Mohave County Health Department or State of Arizona.
6. All park spaces shall be connected to an approved sewage disposal facility.
7. All utility lines shall be placed underground within the park. Each park space shall be provided with water, electric, telephone and gas lines, if needed. An approved fire protection system shall be installed by the developer.
8. Recreational vehicle storage area, if provided, shall be at the minimum ratio of fifty square feet of land for each manufactured space. Recreational vehicles shall not be stored on manufactured home spaces.
9. The total area set aside for recreation shall not be less than five percent of the area within the park and one or more recreational areas, having not less than three thousand square feet in area, shall be set aside within the park.