

1 CITY OF SANTA FE, NEW MEXICO

2 ORDINANCE NO. 2012-37

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5 AN ORDINANCE

6 RELATING TO THE LAND DEVELOPMENT CODE, CHAPTER 14 SFCC 1987

7 REGARDING MOBILE HOME PARK DISTRICTS AND MOBILE HOME PARKS;

8 AMENDING SECTION 14-4.2(J)(1) SFCC 1987 TO EXPAND THE PURPOSE OF THE MHP

9 DISTRICT TO INCLUDE RESIDENTIAL SUBDIVISIONS AND MULTI-FAMILY

10 DWELLINGS; AMENDING SECTION 14-6.1(C) TABLE OF PERMITTED USES TO

11 CORRESPOND WITH 14-4.2(J)(1); AMENDING SECTION 14-6.2(A)(3) SFCC 1987 TO

12 CLARIFY STANDARDS FOR EXISTING MOBILE HOME PARKS; AMENDING SECTION

13 14-7.2(I) SFCC 1987 TO PROHIBIT THE ESTABLISHMENT OF NEW MOBILE HOME

14 PARKS AS OF THE EFFECTIVE DATE OF THIS ORDINANCE AND TO CLARIFY THAT

15 MANUFACTURED HOMES ARE ALLOWED IN EXISTING MOBILE HOME PARKS;

16 AMENDING TABLE 14-7.2-1 TO PROVIDE DIMENSIONAL STANDARDS IN THE MHP

17 DISTRICT; AMENDING SECTION 14-12 REGARDING MOBILE HOME-RELATED

18 DEFINITIONS; AND MAKING SUCH OTHER STYLISTIC OR GRAMMATICAL

19 CHANGES THAT ARE NECESSARY.

20  
21 BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SANTA FE:

22 Section 1. Section 14-4.2(J)(1) SFCC 1987 (being Ord. No. 2012-11, §8 as amended)  
23 is amended to read:

24 (J) MHP District

25 (1) Purpose

The MHP district is intended to provide premises for *mobile home parks* in existence prior to December 10, 2012 (effective date of this Ordinance No. 2012-37) or for the development of residential subdivisions or attached multiple-family dwellings.

**Section 2. Section 14-6.1(C) SFCC 1987 (being Ord. No. 2011-37, §8) is amended to read:**

(C) Table of Permitted Uses

Districts are designated in Table 14-6.1-1 as follows:

Abbreviations	Districts Described	District Designations
RR	14-4.2C	Rural Residential
R-1 - R-6	14-4.2D	Residential – numeral indicates maximum Number of dwelling units per acre, see Section 14-7.2. “(I)” indicates Infill.
R-7 - R-9	14-4.2E	
R7(I)	14-4.2F	
RC-5, RC-8	14-4.2G	
R-10 - R-29	14-4.2H	
MHP	14-4.2J	MHP
RAC	14-4.2I	Residential Arts and Crafts
A-C	14-5.4	Arts and Crafts Overlay
C-1	14-4.3A	Office and Related Commercial
C-2	14-4.3B	General Commercial
C-4	14-4.3C	Limited Office and Arts and Crafts
HZ	14-4.3D	Hospital Zone
BCD	14-4.3E	Business-Capitol
I-1	14-4.3F	Light Industrial
I-2	14-4.3G	General Industrial
BIP	14-4.3H	Business and Industrial Park
SC-1, SC-2, SC-3	14-4.3K	Planned Shopping Center (Neighborhood, Community, Regional)
MU	14-4.3L	Mixed Use

1 Section 3. Table 14-6.1-1 SFCC 1987 (being Ord. No. 2011-37) is amended to amend the Residential Category to Permit MHP in  
 2 the Household Living Use Category:

CATEGORY Specific Use	RR	R-1-6	R-7-9	R-7-I	RC-5, RC-8	R-10-R-29	MHP	RAC	AC**	C-1	C-2	C-4	HZ	BCD	I-1	I-2	BIP	SC-1	SC-2	SC-3	MU	Use-Specific Regs 14-6.2
<b>Household Living</b>																						
Dwelling, multiple-family	P <sup>1</sup>	P	P		P	P	P	P		P	P <sup>6</sup>	P	P	P				P <sup>6</sup>	P <sup>6</sup>	P <sup>6</sup>	P	(A)(5), (A)(6)
Dwelling, single-family	P	P	P	P	P	P	P	P		P	P <sup>6</sup>	P	P	P							P	(A)(5)
Manufactured homes	P	P	P	P	P	P	P	P		P	P <sup>6</sup>	P	P	P							P	(A)(4)
Mobile home, permanent installation	S	S	S	S	S	S		S		S		S	S									(A)(2)
Mobile home park								P <sup>9</sup>														(A)(3); See 14-6.4(B)

3 9. See Section 14-7.2(I) for standards for pre-existing mobile home parks and Section 14-6.2(A)(3)(a) for prohibition of new mobile home parks in  
 4 MHP districts.

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1           **Section 4.       Section 14-6.2(A)(3) SFCC 1987 (being Ord. No. 2011-37, §8) is amended**

2 **to read:**

3                   (3)    Mobile Home Park

4                   (a)    Applicability

5                               New *mobile home parks* are prohibited as of December 10, 2012  
6                               (effective date of this ordinance No. 2012-37). In a district in which  
7                               *mobile home parks* are allowed, the minimum standards set out in  
8                               this section apply.

9                   (b)    License

10                              Prior to beginning operation, a *mobile home park* owner or operator  
11                              must obtain a business license from the *city* under the provisions of  
12                              Article 18-1 SFCC 1987.

13                   (c)    Inspection

14                              The city may inspect a mobile home park for conformance with the  
15                              provisions of this section.

16                   (d)    Transfer of License

17                              The *city* may issue a transfer of the license only after the following:

18                              (i)    *application* in writing for transfer of a license and payment  
19                              of the transfer;

20                              (ii)   an inspection report by the *land use director* has been  
21                              submitted to the governing body, stating conformance or  
22                              nonconformance with the provisions of this section;

23                              (iii)  approval by the governing body.

24                   (e)    Revocation of License

25                              The *governing body* may revoke a license to maintain and operate a



1 the mobile home.

2 (e) A maximum of seven mobile home spaces per acre shall be allowed  
3 in any mobile home park.

4 (f) There shall be at least a twenty (20) foot clearance between mobile  
5 homes. No mobile home shall be located closer than ten (10) feet to  
6 any building or to any property line. Accessory structures such as  
7 decks and stairways may be attached to the mobile home to which  
8 they provide access, but shall be separated from other buildings and  
9 structures by ten (10) feet.

10 (g) Each mobile home space shall be provided with two off-street  
11 parking spaces, which shall be paved or covered with crushed stone  
12 or other suitable material. No on-street parking shall be allowed.

13 (h) Walkways not less than thirty-six (36) inches in width shall be  
14 provided from all mobile home spaces to all service buildings.

15 (i) All driveways and walkways within the mobile home park shall be  
16 hard-surfaced and well lighted.

17 (j) All private subcollector, lane and place streets within the mobile  
18 home park shall have a minimum pavement width of twenty-four  
19 (24) feet. Private collector streets within the mobile home park shall  
20 have a minimum pavement width of thirty (30) feet. All public  
21 streets shall comply with the right-of-way requirements and  
22 subdivision design standards set forth in Article 14-9 SFCC 1987  
23 (Infrastructure Design, Improvement and Dedication Standards)  
24 except as specified in this Section 14-7.2.

25 (k) The perimeter of the mobile home park shall be landscaped and

1 fenced. Landscaping shall consist of deciduous canopy trees spaced  
2 no more than twenty (20) feet apart, having a minimum two (2) inch  
3 caliper at the time of planting. Fencing shall consist of either a six  
4 (6) foot tall solid wall or fence constructed of opaque materials.

5 (l) All mobile home park signs shall conform to the requirements of  
6 Section 14-8.10 (Signs).

7 (3) Service Buildings

8 (a) If provided, service buildings that house sanitation facilities shall be  
9 permanent structures complying with all applicable ordinances and  
10 statutes regulating buildings, electrical installations and plumbing  
11 and sanitation systems.

12 (b) Service buildings shall be:

13 (i) well-lighted at all times of the day and night;

14 (ii) well-ventilated with screened openings;

15 (iii) constructed of moisture-proof material, which may be  
16 painted woodwork, that allows for repeated cleaning and  
17 washing;

18 (iv) maintained at a temperature of at least sixty-eight degrees  
19 Fahrenheit during the period from October 1 to May 1; and

20 (v) have floors of water-impervious material.

21 (c) All service buildings and the grounds of the mobile home park shall  
22 be maintained in a clean, sightly condition and kept free of any  
23 condition that menaces the health of any occupant or the public or  
24 constitutes a nuisance.

25 (4) Solid Waste Containers

1 Solid waste containers shall be provided, maintained and emptied in  
2 accordance with applicable regulations and as approved of the Solid Waste  
3 Division.

4 (5) Fire Protection

5 Every *mobile home park* shall be equipped at all times with fire  
6 extinguishing equipment in good working order, of such type, size and  
7 number and so located within the *mobile home park* as to satisfy applicable  
8 reasonable regulations of the fire department.

9 (6) Supervision

10 An attendant or caretaker shall be in charge at all times to keep the *mobile*  
11 *home park*, its facilities and equipment in a clean, orderly and sanitary  
12 condition. The attendant or caretaker shall be answerable, with the  
13 permittee, for violations of any provision of this Section 14-7.2 to which the  
14 permittee is subject.

15 (7) Manufactured Homes in *Mobile Home Parks*

16 *Manufactured homes* are permitted in *mobile home parks* in existence prior  
17 to December 10, 2012 (effective date of this Ordinance No. 2012-37).

18 **Section 6. Section 14-12 SFCC 1987 (being Ord. No. 2011-37, §15, as amended) is**  
19 **amended to amend the following definitions:**

20 **MOBILE HOME PARK**

21 A development in existence prior to December 10, 2012 (effective date of this Ordinance No.  
22 2012-37) consisting of the *premises* where one or more *mobile homes* are parked for  
23 *residential* use or where spaces or *lots* are set aside or offered for sale or rent for use by  
24 *mobile homes* for *residential* use, including any land, *building, structure* or facility used by  
25 occupants of *mobile homes* on such *premises*, but does not include a single *mobile home*



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located on a *lot* in a *residential* district pursuant to a special use *permit*. *Manufactured homes* may be located within *mobile home parks* as provided in Subsection 14-7.2(I)(7).

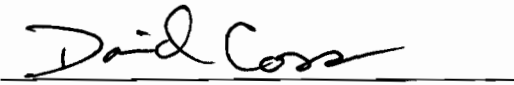
**MOBILE HOME SPACE**

A plot of land within a *mobile home park* designed for the accommodation of one *mobile home\_or manufactured home*.

**MOBILE HOME STAND**

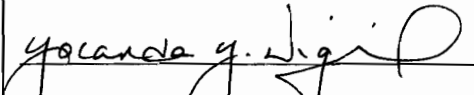
That portion of the *mobile home space* intended for occupancy by the *mobile home* or *manufactured home* proper, consisting of dimensions to be determined by the size of the unit to be accommodated.

PASSED, APPROVED, and ADOPTED this 28<sup>th</sup> day of November, 2012.



DAVID COSS, MAYOR

ATTEST:

  
YOLANDA Y. VIGIL, CITY CLERK

APPROVED AS TO FORM:



GENO ZAMORA, CITY ATTORNEY

*cao/Melissa/bills 2012/2012-37 MobileHomePark*