

## **SECTION 12: SUBDIVISIONS THAT PROVIDE FOR THE RENT OR LEASE OF MULTIPLE SPACES FOR RECREATIONAL CAMPING VEHICLES OR MOBILE HOMES, AND CONDOMINIUMS**

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- A. General.** An area, regardless of its size, that provides for the rent or lease of multiple spaces for recreational camping vehicles or mobile homes, and condominiums are exempt from the survey requirements of these Regulations, but must be submitted for review and be approved by the governing body before possession of any portion thereof may be conveyed in any manner.
- B. Procedure.** Subdivisions created for the rent or lease of multiple spaces for recreational camping vehicles or mobile homes, and condominiums shall be reviewed in accordance with the procedures outlined in the Major Subdivision Section for proposals that include six or more mobile home, condominium or recreational camping vehicle units; or the Minor Subdivision Section for proposals that include five or fewer mobile home, condominium or recreational camping vehicle units.
- C. Plans and Data.** Plans and supplemental information required in these Regulations shall be submitted with the following exemptions and additions.
1. Boundary Lines: All plans may show approximate boundary, lot, right-of-way, or other lines including the plan submitted for final approval.
  2. Documents and Certificates: Only the following documents and certificates shall be submitted with or shown on the preliminary plan (draft or copy) and the plan submitted for final approval (final form and signed).
    - a. Covenants, restrictions, or lease and rental agreements.
    - b. Encroachment permits or a letter indicating intent to issue a permit where new roads, easements, and other subdivision improvements intersect or are located within city, county, or state highways or roads.
    - c. Certificates of Installation of Improvements by engineer.
    - d. Certificate of the Commission.
    - e. A letter of approval from the Commission where a zoning change is necessary (with plan for final approval only).

- f. Certificate of Approval by MDEQ (with plan for final approval only).

**D. Standards for Mobile Home Parks and Recreational Vehicle Camping Parks.**

1. The Design and Improvement Standards of these Regulations shall be compiled with, except where otherwise noted below.
2. Space Layout: Required plans shall include a layout of a typical mobile home or recreational camping vehicle space showing the location and dimensions of the space, stand, driveway and parking spaces in compliance with the following standards:

		<u>MOBILE HOME</u>	<u>REC. CAMPING VEHICLE</u>
a.	Min. Space Area	6,000 sq. ft.	1,500 sq. ft.
b.	Minimum Space Width	60 feet	15 feet
c.	Minimum Stand Size	12'x 50', single wide 24'x 50', double wide	
d.	Setback of Stands from: Property line (exterior boundary) Interior roads: Public roads:	20 feet 15 feet 25 feet	25 feet
e.	Distance between Stands from: Side to side: Rear to rear:	25 feet 15 feet	
f.	Parking Spaces: For each lot For every 4 lots (guest parking) Space size	2 spaces 1 space 9' x 20'	

3. Road Design: Roads within mobile home or recreational camping vehicle parks shall be improved in accordance with these Regulations. The subdivider shall not be required to reserve right-of-way in excess of road width. The roadway width, as measured from improved edge to improved edge shall be:

a.	Roads with parking allowances on both sides	40 feet
b.	Roads with parking allowances on one side	32 feet
c.	Roads without parking allowances	24 feet

As determined by the Road Department, roads within a mobile home or recreational camping vehicle park may either be public or private.

5. Mail Delivery: If mail delivery will not be to each individual space or unit, the mobile home or recreational camping vehicle park shall provide an off-road area for mail delivery within the park in cooperation with the United States Post Office.
6. Primary Access: All offsite access to mobile home or recreational camping vehicle parks shall meet the requirements for collectors or arterials in the Design and Improvement Standards of these Regulations. Mobile home and recreational camping vehicle parks shall have direct access to a collector or arterial road.
7. Stand Access: Minimum access width to each mobile home stand shall be twelve feet (12').
8. Second Access: To facilitate traffic, the provision of emergency services, and the placement of utility easements, the subdivider may be required to provide all mobile home or recreational camping vehicle parks with a second access.
9. Arrangement: Mobile or manufactured home spaces shall be arranged to permit the practical placement and removal of mobile homes.
10. Limits Marked: The limits of each mobile home or recreational camping vehicle space shall be marked on the ground with a suitable means prior to submittal of the plan for final approval.
11. Stand Base Requirements: Each mobile home stand shall be constructed to provide adequate support for placement of the mobile home, including a stable sub base along with an appropriate base material (gravel, concrete, etc.) and this base material shall be subject to Road Department approval.
12. Tie-Downs: Mobile home stands shall be equipped with anchors or tie-downs in conformance with the Uniform Building Code.
13. Landscaping: Landscaping may be required to provide a buffer between mobile home and recreational camping vehicle parks and adjacent properties.

14. Recreation Areas: A common recreational area(s) shall be provided in the mobile or recreational camping vehicle park for use by all tenants and their invited guests. These areas shall be located to conveniently serve residents of the entire development, with a minimum total area of 400 square feet of recreational space for each mobile or recreational camping vehicle space. Common recreation areas may include community recreation buildings and facilities.
15. If a subdivision that will provide multiple spaces for mobile homes or recreational camping vehicles is also a “trailer court”, “work camp”, “youth camp”, or “campground as those terms are defined in section 50-52-102, MCA, the Commission will not grant final approval of the subdivision until the subdivider obtains a license for the facility from the Montana Department of Public Health and Human services under Title 50, Chapter 52, MCA.

**E. Standards for Condominiums.**

1. Condominium developments shall meet the minimum standards of the MDEQ, adopted pursuant to sections 76-4-101 through 76-4-128, MCA.
2. The Design and Improvement Standards of these Regulations shall be complied with, except where noted below.
3. Unit Ownership Act: Condominium development shall comply with all provisions of the Unit Ownership Act, Sections 70-23-102 through 70-23-703, MCA and all regulations adopted pursuant thereto.
4. Other Requirements: The subdivider shall comply with all other standards and requirements of these Regulations, and other local and state regulations. Condominium applications shall show the proposed location of buildings, snow storage, parking, and internal access.