

ORD 302
FEB 82

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Existed at the
Time of ~~Dec~~
PUD 30 Approv

SECTION 11

MOBILE HOME PARK DISTRICT

11.1--GENERAL DESCRIPTION

The "RMH" Mobile Home Park District is designed to encourage the development of properly planned mobile home parks in residential environments and to establish standards for the size, design, and quality of mobile home parks. The location, building, or storage of mobile homes, individual trailers, travel trailers, or tourist trailers is prohibited in the City of Broken Arrow except within a mobile home park as defined by this Ordinance. The Mobile Home Park District can be used as a device for balancing land uses properly to each other and provides a practical and desirable buffer between commercial and residential district. Within a mobile home park district, no more than ten percent (10%) of the mobile home stands shall be devoted to transient purposes.

Amended
12-21-81
Ord. #955

11.2--PERMITTED USES

The following uses are permitted in an "RMH" Mobile Home Park District and are subject to all the general provisions and regulations of this Ordinance.

- A. Mobile Homes
- B. Cultural, institutional and recreational facilities - public and private
- C. Accessory buildings and uses customarily incidental to the above uses when located on the same lot.

Mobile home parks shall be subject to the following conditions. Mobile home parks which are proposed to be platted shall also be subject to the provisions of the subdivision regulations.

11.3--BULK AND AREA REGULATIONS

11.31 Minimum Tract Requirements

Area, Total	5 acres
Area per Mobile Home	3,500 sq. ft.
Width, at principal entrance areas	50 feet
Width, elsewhere	100 feet
Building setback from Public thoroughfare	25 feet
Building setback from side and rear boundary lines	10 feet

11.32 Minimum Lot Requirements:

Area	2,000 sq. ft.
Setback from centerline of internal street or drive	20 feet
Separation between mobile homes	15 feet

Separation from boundary of mobile home lot	5 feet
Parking space per mobile home lot	2 spaces

11.33 Common Recreation Space

There shall be at least 300 square feet of common recreation space per mobile home lot; the minimum area of any common recreation area shall be 8,000 square feet, and the minimum width of any such area shall be 60 feet. Each required common recreation area shall be within 300 feet of each of the mobile homes it is intended to serve, measured along a route of pedestrian access. Such recreation area shall be no nearer than 25 feet to any property line. Each required common recreation area shall be graded and drained so as to dispose of all surface waters accumulated within the recreation area and shall be surfaced with turf or other dustless surface.

11.4--OTHER REQUIREMENTS

11.41 Off Street Parking Areas

Off-street parking space may be provided on common areas improved in accordance with provision for common recreation areas and shall be located within 200 feet of each lot so served, measured along a route of pedestrian access. If parking space is provided with each lot, the minimum lot area shall be increased by 375 square feet.

Amended 11.42
Ord. #516
10-15-73

Screening Wall

This district shall be permanently screened from adjoining and contiguous Agricultural and Residential Districts by an opaque wall or fence which shall be

- (a) constructed, designed, and arranged to provide a visual separation of uses, irrespective of vegetation; and
- (b) a minimum height of seven (7) feet placed inside the district line; and
- (c) constructed with all braces and supports on the interior.

This visual screening shall be maintained by the owner of the zoning lot containing the use requiring the construction of visual screening. Failure to maintain after notice by the Building Inspector shall constitute an offense hereunder.

The Planning Commission may waive the requirement of visual screen if equivalent screening is provided by existing parks, major streets, recreation area, or by natural terrain.

11.43 Interior Driveways

Interior driveways shall be improved and maintained in accordance with the provisions set forth in the Subdivision Regulations for Broken Arrow.

11.44 Accessory Commercial Uses

In a mobile home park containing at least 100 improved mobile home spaces there may be provided accessory commercial uses for the convenience of the residents of the development, provided that:

- (a) All such uses are operated within an enclosed structure.
- (b) The gross floor area of such accessory uses shall not exceed 25 square feet for each mobile home space in the park.
- (c) No such structure shall be closer than 25 feet to any property in an "A" Agricultural or "R" Residential District outside the development.

BROKEN ARROW
ZONING DISTRICT REQUIREMENTS
FOR
OFFICE, COMMERCIAL AND INDUSTRIAL DISTRICTS*

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Central Office	Planned Office Park	Neighborhood Office	Central Business District	Planned Shopping Center	Neighborhood Convenience Shopping	Automotive Sales and Service	Hwy. Comm. & Comm. Recreation	Light Ind.	Heavy Ind.
0-1	0-2	0-3	C-1	C-2	C-3	C-4	C-5	I-1	I-2
---	2½ acres	12,000 sq.ft. to 2.49 acres	---	2½ acres	12,000 sq.ft. to 2.49 acres	---	---	10,000	2½ acres
70/80%	33%	50%	70/80%	33%	50%	33%	50%	50%	40%
---	50'	50'	---	50'	50'	50'	50'	50'	50'
---	15/30'	30'	---	15/30'	30'	30'	30'	30'	30'
---	50/75'	30'	---	50/75'	30'	30'	30'	50'	50'
---	200'	100'	---	200'	100'	100'	100'	100'	100'
---	---	---	---	---	---	---	---	15'	30'
---	---	35'	---	---	35'	35'	---	50'	50'
(5:1)	33% (1:2)	50% (1:1)	(5:1)	33% (1:2)	50% (1:1)	33% (1:2)	50% (1:1)	---	---
---	---	---	---	One off-street loading space for every twenty-five thousand (25,000) sq.ft.	---	---	---	---	---
---	1/300	1/300	---	1/200	1/200	1/200	1/200	---	---

*Refer to specific district regulations for specific or special requirements.
This table is intended as a general guide

MINIMUM LOT SIZE

MAXIMUM COVERAGE

YARD REQUIRED
R-O-W
Office, Commercial
or Industrial
A or R
Frontage
Side

HEIGHT LIMIT

BULK LIMITATIONS
(FLOOR AREA RATIO)

LOADING SPACE/
FLOOR AREA

PARKING REQUIREMENTS
No. of cars/sq.ft. of use