

MEMO

TO: Three Forks Staff, Counsel
FROM: Lee Nellis, FAICP
DATE: May 4, 2026

RE: Mobile Home Parks

During our last discussion we talked about increasing the allowable number of units per acre in mobile home parks. We can, and probably should, but not to 15, as was discussed. 15 per acre would allow no space for the streets serving the units, a playground, visitor parking, etc. 12 per acre is the maximum that will work. 10-11 seems about right.

We need to have some discussion with the Board, I guess, about whether mobile home parks could be located anywhere except in the Residential Zoning District (or the SED, where one could theoretically be proposed, but that’s a separate case). My sense is that they should be permitted only in the RZD, but perhaps there’s an alternative. Either way, there’s no reason not to make this a separate chapter.

We should also at least briefly discuss the two-acre minimum. That’s basically one city block in Three Forks. Can we envision a functional and attractive mobile home court on any less land?

CHAPTER 27 – STANDARDS FOR MOBILE HOME PARKS

11-27-1: PURPOSE:

This chapter adopts standards that apply to the placement of mobile homes in a MOBILE HOME PARK and to the design and construction of mobile home parks.

11-27-2: STANDARDS:

- A. Mobile homes parks are regulated by the state as trailer courts. Please see ARM 37.111.1201.
- B. Homes placed in a mobile home park shall be anchored as provided by HUD standards (see 24 CFR 3285).
- C. Homes placed in a mobile home park shall be skirted with materials that are consistent with the siding of the home.
- D. Mobile home parks shall include at least **two (2) acres**.
- E. The maximum density of a mobile home park shall be ten (10) units per acre.
- F. Mobile home spaces shall be well-drained with stands capable of supporting the unit and permitting the installation of the anchors required by B, above. Stands shall be at least twelve (12) by fifty (50) feet for single-wide mobile homes and twenty-four (24) by fifty (50) feet for double-wide mobile homes.
- G. The building height and **setback** standards for the units within a mobile home park shall be the same as for other dwellings. Lot coverage shall be calculated as an average for the entire park.
- H. Mobile home parks must comply with all applicable standards of THESE REGULATIONS.

Commented [LN1]: This comes from the old Title 11. I think two acres might be excessive, but we should talk about that with the Board. It depends on how one envisions a mobile home park fitting in. If its going to fit into the grid, could be a half block?

Commented [LN2]: Is this realistic?

Commented [KS2R2]: Since currently the Mobile Home Park would not typically be in a platted area (ie. 2 acres) There otter most homes would meet the 10 foot side setbacks, and the front/street setbacks would match the zoning district in which it is located. Board to discuss?

1. For the purposes of complying with the landscaped buffer standards of Chapter 23, mobile home parks shall be treated as 'multi-family, over 5 du/A.'
 2. Streets, sidewalks, and trails within a mobile home park will be privately owned and maintained but must comply with all requirements of these regulations for access, except that roll-over curbs and sidewalks may be permitted within a mobile home park.
 3. In compliance with Chapter 11-25, every mobile home space shall have two (2) off-street parking spaces. There shall also be two (2) designated visitor parking spaces for every four (4) mobile home spaces. There shall be at least two designated visitor parking spaces within three-hundred (300) feet of each unit.
- I. Every mobile home park shall provide a centrally located on-site recreation area with turf or another suitable ground cover, at least one shade tree or a shelter, playground equipment, and benches or equivalent seating placed to allow observation of the playground. An exception to this standard for a mobile home park that is within three hundred (300) feet of an existing city park.

Commented [KS3]: What chapter should this be referencing --- 26 Parking?

Commented [LN5]: Suppose a mobile home park is located within an easy walk of an existing city park? Would the city prefer a cash payment toward improvement and maintenance of that park?

Commented [KS5R2]: Could add "if within _____ of a City Park, cash-in-lieu of a park is an option"