

MARICOPA COUNTY ENVIRONMENTAL HEALTH CODE

CHAPTER IX

MOBILE HOME PARKS

SECTION I

GENERAL PROVISIONS

REGULATION 1. Definitions

- a. “Dependent Recreational Vehicle” means a recreational vehicle that does not have a toilet, bathtub, shower, sink, sanitary drain or water service connection pipe.
- b. “Independent Recreational Vehicle” means a seasonal or temporary vehicle with living quarters that includes a toilet, bathtub and/or shower, sink and sanitary drain and/or water service connection pipe.
- c. “Mobile Home” means a manufactured residential structure that is transportable in one or more sections, built on an integrated chassis, and designed to be used as a dwelling when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems contained in the structure.
- d. “Mobile Home Park” means any land upon which two or more occupied Mobile Homes or recreational vehicles used for habitation are parked, whether free of charge or for income producing purposes, including any roadway, building, structure, vehicle, or enclosure used or intended for use as part of the facilities of the park. This definition does not apply where all Mobile Homes or recreational vehicles are occupied by the owner of the land and his immediate family. This definition does not apply to recreational areas or to overnight parking by agencies of local, state and federal governments, where posted restrictions for use of such areas are provided.
- e. “Mobile Home Space” means the land upon which not more than one Mobile Home or recreational vehicle is located.
- f. "Service Building" means a permanent structure containing flush toilets, shower facilities, hand washing sinks, and utility sinks primarily for the use of recreational vehicle occupants.

REGULATION 2. Permit Required

No person may operate a Mobile Home park without a valid permit or otherwise than in compliance with these Regulations.

REGULATION 3. Plans and Specifications Required

- a. No person may begin construction of, maintain, or operate a Mobile Home Park until plans and specifications showing compliance with these Regulations have been submitted to and approved by the Department. Plans for the water supply and wastewater system shall be prepared by or under the supervision of a currently registered Arizona Professional Engineer. The engineer shall affix his signature and Arizona seal of registration to all plans submitted for approval, and shall certify in writing that the plan documents comply with these Regulations.
- b. Plans and specifications shall show:
 - (1) The location, area and dimensions of the proposed Mobile Home Park;
 - (2) The number and location of Mobile Home spaces for Mobile Homes, Independent Recreational Vehicles and Dependent Recreational Vehicles;
 - (3) The location of roadways and any walkways;
 - (4) The location of any service building or other relevant structures;
 - (5) A floor plan of any service building showing all facilities therein;
 - (6) The location and size of on-site water lines, sewer lines, and the water and sewage disposal facilities;
 - (7) The name of the water supplier, the size of the off-site existing water main, and the average and minimum off-site water main pressures;
 - (8) Other related buildings and improvements constructed or to be constructed within the Mobile Home park;
 - (9) The distance in feet to the nearest public water supply main and to a sewer main of a municipal or community system if connection to them is not proposed;
 - (10) The typical Mobile Home space layout.
- c. No change or modification of water supply or sewage disposal facilities in any existing Mobile Home park shall be made until plans and specifications have been submitted to and approved by the Department.
- d. All plans and specifications shall be submitted to the Department in duplicate and accompanied by the required plan review fees.

- e. An application for approval by the Department, prepared in duplicate on forms furnished by the Department, shall be filed at the time the plans are submitted for approval.
- f. The applicant must be in compliance with all other Regulations and requirements, including the Planning and Development Department's approval for unincorporated Maricopa County.

REGULATION 4. Inspections

- a. Notwithstanding the inspection and approval thereof by any other agency, water lines or sewer lines installed in the Mobile Home park shall not be covered prior to inspection and approval by the Department.
- b. At least fifteen (15) days prior to the expected date of completion of the project, the permit applicant or his authorized agent shall request final inspection of the project, and operation of the Mobile Home park shall not commence before the final inspection has been completed, a certificate of approval to operate has been issued, and a Permit has been issued for the Mobile Home park.