

TITLE 19

Mobile Homes

Chapter 19.04 Definitions

19.04.010 Definitions

Chapter 19.08 Building Permits

19.08.010 Required when

19.08.020 Application; contents

19.08.030 Application; nonapproval; hearing

Chapter 19.12 Licenses

19.12.010 Fee

19.12.020 License additional to other permits

19.12.030 Building permit required when

Chapter 19.16 Location and Design

19.16.010 Drainage

19.16.020 Area

19.16.030 Spaces

19.16.040 Access roads

19.16.050 Off-street parking

19.16.060 Storage facilities

19.16.070 Compliance with state and county law required

Chapter 19.20 Water Supply and Sewage Disposal

19.20.010 Water supply required; minimum capacity

19.20.020 Independent water system requires state approval

19.20.030 Water connections required where

19.20.040 Individual water connection construction specification

19.20.050 Water pressure

19.20.060 Valve depth

19.20.070 Sewage system connection required

19.20.080 Sewer connection specifications

Chapter 19.24 Refuse Disposal

19.24.010 Sanitation to be maintained

19.24.020 Containers and container holders

19.24.030 Collection frequency; throwing waste water prohibited

19.24.040 Incinerators prohibited

Chapter 19.28 Electricity and Fuel

19.28.010 Electrical outlets

19.28.020 Service drops

19.28.030 Lighting

19.28.040 Liquefied petroleum gas

19.28.050 Fuel tanks

Chapter 19.32 Fire Protection

19.32.010 Areas to be kept free of flammable materials

19.32.020 Fire extinguishers

Chapter 19.36 Miscellaneous Requirements

19.36.010 Alterations or additions; compliance required

19.36.020 Permanent additions prohibited; skirting permitted

- 19.36.030 Animals at large prohibited
- 19.36.040 Dependent mobile homes prohibited
- 19.36.050 Parking limits
- 19.36.060 Use for living purposes outside park prohibited
- 19.36.070 Public telephone required

Chapter 19.40 Management

- 19.40.010 Rules enforcement duty
- 19.40.020 Facilities maintenance responsibility
- 19.40.030 Owner duties

Chapter 19.44 Board of Adjustment

- 19.44.010 Authority to grant variances

CHAPTER 19.04

Definitions

19.04.010 Definitions.

As used in this Chapter, the following terms shall have the following meanings unless the context clearly indicates otherwise:

Access road means that area privately owned, maintained and set aside within a mobile home park for an interior road system, providing principal means of ingress to individual mobile home spaces and egress to streets.

Dependent mobile home means a mobile home that has no toilet, bathtub or shower facilities.

Independent mobile home means a mobile home that has a toilet and a bathtub or shower.

Mobile home a single-family dwelling unit or commercial structure built on a nonmotorized permanent chassis and designed for short-term or long-term occupancy and containing electrical, plumbing and sanitary facilities, except for a dependent mobile home, and designed to be installed in a permanent or semi-permanent manner with or without a foundation, and which is capable of being drawn over public highways as a unit on wheels.

Mobile home park or court is defined as any area within the corporate limits of the Town with respect to which the public is offered, in return for a consideration, the right or privilege of parking or placing a mobile home and upon which sanitary facilities and individual utility connections are available for two (2) or more mobile homes; provided, however, that the term *mobile home park* shall not include any area owned or leased by the individual having lawful possession of the mobile home parked or placed thereon where such area is:

- a. Not part of a larger area designed for the parking, placing or installation of mobile homes; and
- b. Such facilities are not offered to the public for such purpose; and
- c. Not more than one (1) such trailer is parked, placed or installed within such area.

Mobile home space means a plot of ground within a mobile home park designated for the accommodation of one (1) mobile home.

Patio means a paved area adjacent to the mobile home parking space and accessible from the main entrance to the parked mobile home.

Permanent addition means any structural extension from any portion of a mobile home which would permanently affix the mobile home to the ground.

Street or highway means a public thoroughfare which affords principal means of access to abutting property. (Ord. 156 §1, 1964; Ord. 196 §1, 1969; Ord. 2 §1, 2003)

CHAPTER 19.08

Building Permits

19.08.010 Required when.

No person shall construct, alter, install or remove any mobile home park or court or structural improvement therein, without first securing a building permit from the Building Inspector/Official authorizing such construction, alteration, installation or removal. (Ord. 156 §2(a), 1964; Ord. 2 §1, 2003)

19.08.020 Application; contents.

An application for a building permit authorizing any construction, alteration, installation or removal with any mobile home park shall be accompanied by the following information so far as the same is applicable and is known or can be ascertained by the applicant through the exercise of due diligence:

- (1) The area and dimensions of the tract of land occupied by the park;
- (2) The number, location and size of all mobile home spaces within the park;
- (3) The location and width of all access roads and walkways within the park;
- (4) The location of service buildings and any other proposed structures permanently fixed to the ground;
- (5) The location, size and type of water and sewer lines and traps, vents and risers of water and sewer lines; and
- (6) Plans and specifications of all buildings and other improvements constructed or to be constructed within the mobile home park. (Ord. 156 §2(b), 1964)

19.08.030 Application; nonapproval; hearing.

In the event the Building Inspector/Official shall not approve such application, he or she shall notify the applicant of the fact of such nonapproval and shall refer further consideration of said application to the Board of Adjustment for consideration at the next meeting of said Board or at a special meeting called for such purpose. The notification of rejection of such application shall include a notice to the applicant of the date and time of the meeting at which said matter will be considered by the Board of Adjustment, and no special meeting shall be held within ten (10) days after the rejection of such plan by the Building Inspector/Official unless such applicant shall agree to the matter being heard at an earlier time. (Ord. 156 §2(c), 1964; Ord. 2 §1, 2003)

CHAPTER 19.12

Licenses

19.12.010 Fee.

Every person owning, operating, controlling or leasing a mobile home court within the corporate limits of the Town shall make application for an annual license and shall pay an annual license fee. The term of such license shall run from January 1 to December 31 of each calendar year and the license shall be nontransferable. If application for a license is made subsequent to January 1 of any year, the full license fee shall nevertheless be paid in addition to any late fee. If the ownership or control of any licensed mobile home court shall change during the calendar year for which a license is issued, the new owner, operator or lessor must apply for a new license and pay the full license fee. (Ord. 156 §3(a), 1964; Ord. 487 §11, 1998; Ord. 2 §1, 2003)

19.12.020 License additional to other permits.

The license provided for in Section 19.12.010 shall be in addition to any other building permits or licenses which may be required by reason of the provisions of any other ordinance now or hereafter in effect pertaining to building or safety codes. (Ord. 156 §3(b), 1964)

19.12.030 Building permit required when.

With respect to any area not previously licensed as a mobile home park, the application for such license shall be accompanied by the building permit required in Chapter 19.08. (Ord. 156 §3(c), 1964)

CHAPTER 19.16

Location and Design

19.16.010 Drainage.

The mobile home park shall be located on a well-drained site and shall be so located that its drainage will not endanger any water supply. All such mobile home parks shall be in areas free from swamps or other potential breeding places for insects or rodents. (Ord. 156 §4(part), 1964)

19.16.020 Area.

The area of the mobile home park shall be large enough to accommodate:

- (1) Not less than ten (10) mobile home spaces;
- (2) Necessary access roads;
- (3) Parking areas for motor vehicles; and
- (4) Service areas. (Ord. 156 §4(a), 1964)

19.16.030 Spaces.

(a) Each mobile home space shall be at least twenty-five (25) feet wide and at least sixty (60) feet long and shall abut on a driveway or other clear area with unobstructed access to a public street. Such spaces shall be clearly defined, and mobile homes shall be parked in such spaces so that there will be a minimum of ten (10) feet between mobile homes at all points except where ends of mobile homes abut, in which case the minimum shall be five (5) feet, and so that no mobile home will be less than five (5) feet from the side boundary of the mobile home, and no mobile home shall be less than five (5) feet from the exterior boundary of the mobile home park.

(b) No mobile home shall be parked less than ten (10) feet from any front property line abutting a street or highway. No part of such mobile home shall obstruct any roadway or walkway. Areas between mobile home spaces and public right-of-way not used for roadway purposes shall be cared for and kept free from weeds, rubbish or trash.

(c) No occupied mobile home shall be allowed to remain in a mobile home park unless a mobile home space as set forth in this Section is available. (Ord. 156 §4(b), 1964)

19.16.040 Access roads.

(a) Access roads must be graded for draining and maintained in good condition, free of weeds, trash or other debris.

(b) Each two-way road shall have a minimum width of twenty-five (25) feet, and each one-way access road shall have a minimum width of fifteen (15) feet. Curves on all access roads shall have a minimum radius of not less than twenty (20) feet. All such roads shall be kept clear of all obstructions to allow movement of vehicles at any time. No parking shall be permitted on one-way roads of less than twenty (20) feet in width, and parking shall be permitted only on one (1) side of two-way access roads. (Ord. 156 §4(c), 1964)

19.16.050 Off-street parking.

An area eight (8) feet by twenty (20) feet shall be provided for the parking of motor vehicles for each mobile home space provided. Such parking spaces may be located within the mobile home space to be served, and in no case shall they be more than two hundred (200) feet from the mobile home space to be served. (Ord. 156 §4(d), 1964)

19.16.060 Storage facilities.

Every mobile home space shall be provided with a covered vault or shed with a minimum of seventy-two (72) cubic feet of volume for the storage of fuel containers and personal belongings. (Ord. 156 §4(e), 1964)

19.16.070 Compliance with state and county law required.

In addition to the requirements of this Title, all mobile home parks and facilities shall be established and constructed in compliance with the statutes of the State, inclusive of sanitation codes, and all other applicable ordinances of the Town. (Ord. 156 §4(g), 1964; Ord. 196 §2, 1969; Ord. 2 §1, 2003)

CHAPTER 19.20

Water Supply and Sewage Disposal

19.20.010 Water supply required; minimum capacity.

An accessible, adequate and safe supply of potable water shall be provided in each mobile home space, capable of furnishing a minimum of one hundred twenty-five (125) gallons per day per mobile home space. (Ord. 156 §5(a), 1964)

19.20.020 Independent water system requires state approval.

The development of an independent water supply, not connected to the Town's water system, to serve the mobile home park shall be made only after express approval has been granted by the Department of Public Health of the State, and only if the mobile home park cannot be connected to the Town's water delivery system due to distance limitations or engineering constraints. (Ord. 156 §5(b), 1964; Ord. 2 §1, 2003)

19.20.030 Water connections required where.

The water system of the mobile home park shall be connected by pipes to all service buildings and all mobile home spaces. (Ord. 156 §5(c), 1964)

19.20.040 Individual water connection construction specification.

Individual water service connections which are provided for direct use by mobile homes shall be so constructed that they will not be damaged by the parking of such mobile homes. (Ord. 156 §5(d), 1964)

19.20.050 Water pressure.

The mobile home park water system not connected to the Town's water system shall be adequate to provide six (6) gallons per minute at twenty (20) pounds per square inch of pressure at all mobile home connections. (Ord. 156 §5(e), 1964; Ord. 2 §1, 2003)

19.20.060 Valve depth.

Outlets for mobile home spaces shall be provided with individual valves below frost depth (not less than eighteen [18] inches) and valve box to grade. (Ord. 156 §5(f), 1964)

19.20.070 Sewage system connection required.

A private system for sanitary sewage shall be provided in all mobile home parks if the park cannot be served by the Town's sanitary sewer system due to distance limitations or engineering constraints, and all waste and sewer lines discharging from buildings and mobile homes shall be connected thereto. (Ord. 156 §6(a), 1964; Ord. 2 §1, 2003)

19.20.080 Sewer connection specifications.

If not connected to the Town's sanitary sewer system, each mobile home space shall be provided with at least a three-inch sewer connection, trapped below frost line, with the inlet of the line to be not less than one (1) inch above the surface of the ground. The sewer connection shall be provided with suitable fittings so that a watertight connection and proper vent can be made between the mobile home drain and sewer connection. Such mobile home connections shall be so constructed that they can be closed airtight when not linked to a mobile home and shall be trapped in such a manner as to maintain them in an odor-free condition. (Ord. 156 §6(b), 1964; Ord. 2 §1, 2003)

CHAPTER 19.24

Refuse Disposal

19.24.010 Sanitation to be maintained.

The storage, collection and disposal of refuse in the park shall be so managed as to avoid health hazards, rodent harborage, insect breeding areas, accident hazards or air pollution. (Ord. 156 §7(a), 1964)

19.24.020 Containers and container holders.

(a) Refuse and garbage shall be stored in flytight, watertight, rodent-proof containers, which shall be located within the mobile home park in sufficient number and capacity to prevent any refuse or garbage from overflowing.

(b) Holders shall be provided for all refuse and garbage containers. Such container holders shall be so designed as to prevent containers from being tipped, to minimize spillage and container deterioration, and to facilitate cleaning around them. (Ord. 156 §7(b), 1964)

19.24.030 Collection frequency; throwing waste water prohibited.

All garbage and noncombustible rubbish shall be collected as frequently as necessary to prevent it from overflowing the available containers, but in any event garbage shall be disposed of not less than twice weekly. No dish or waste water of any kind shall be thrown or discharged upon the ground of any mobile home park. (Ord. 156 §7(c), 1964)

19.24.040 Incinerators prohibited.

Incinerators for the burning of combustible rubbish or any form of trash are expressly prohibited within a mobile home park. (Ord. 156 §7(d), 1964)

CHAPTER 19.28

Electricity and Fuel

19.28.010 Electrical outlets.

An electrical outlet supplying at least one hundred ten (110) volts shall be provided for each mobile home space. The installation shall comply with all state and local electrical codes and ordinances. Such electrical outlets shall be weatherproof. No power line shall be permitted to lie on the ground or to be suspended less than eighteen (18) feet above ground. (Ord. 156 §8(a), 1964)

19.28.020 Service drops.

Service drops to each mobile home space shall be weatherproof, insulated and not smaller than two (2) No. 8 wires. (Ord. 156 §8(b), 1964)

19.28.030 Lighting.

Street and yard lights shall be provided in such number and intensity as to ensure safe movement of vehicles and pedestrians at night. A light shall be located at each outside entrance of the service buildings, if any, which shall be kept lighted during the hours of darkness. (Ord. 156 §8(c), 1964)

19.28.040 Liquefied petroleum gas.

Liquefied petroleum gas shall not be used at individual mobile home spaces unless the containers are properly connected by copper or other approved metallic tubing. Liquefied petroleum gas cylinders shall be securely fastened in place and shall be adequately protected from the weather. No cylinder containing liquefied petroleum gas shall be located inside a mobile home nor within five (5) feet of a door inside a mobile home. State and local regulations applicable to the handling of bottled gas and fuel oil must be followed. (Ord. 156 §9(a), 1964)

19.28.050 Fuel tanks.

Fuel tanks for heating purposes shall be detached from the mobile home and mounted up on substantial self-supporting stands at least one (1) foot from any part of the mobile home or any other mobile home. Each service line from the fuel tank to the mobile home shall consist of copper tubing or iron pipe and be provided with a shutoff valve outside of the trailer. (Ord. 156 §9(b), 1964)

CHAPTER 19.32

Fire Protection

19.32.010 Areas to be kept free of flammable materials.

Mobile home areas shall be kept free of litter, rubbish and other flammable materials. (Ord. 156 §10(a), 1964)

19.32.020 Fire extinguishers.

Each mobile home park shall provide and maintain, in convenient places approved by the Fire Department, hand fire extinguishers in the ratio of one (1) to each ten (10) units or mobile homes. (Ord. 156 §10(b), 1964)

CHAPTER 19.36

Miscellaneous Requirements

19.36.010 Alterations or additions; compliance required.

No alterations or additions shall be made to or within any mobile home park unless in conformity to this Title. In the event an increase in gross land area is necessary for compliance with provisions of this Title, the Board of Adjustment shall determine the amount of additional area required in accordance with applicable provisions of Title 17 of this Code. (Ord. 156 §11(a), 1964; Ord. 2 §1, 2003)

19.36.020 Permanent additions prohibited; skirting permitted.

No permanent additions of any kind shall be built onto, or become a part of, any mobile home. Skirting of mobile homes is permissible, but such skirting shall not provide a harborage for rodents or create a fire hazard. (Ord. 156 §11(b), 1964; Ord. 2 §1, 2003)

19.36.030 Animals at large prohibited.

No owner or person in charge of a dog, cat or other pet animal shall permit it to run at large or to commit any nuisance within the limits of any mobile home park. (Ord. 156 §11(d), 1964)

19.36.040 Dependent mobile homes prohibited.

No dependent mobile homes, as defined in Section 19.04.010, shall be permitted within the corporate limits of the Town in any licensed home park, and no service building, save and except the storage facilities referred to in Section 19.16.060, need be constructed within a mobile home park. (Ord. 156 §13(a), 1964)

19.36.050 Parking limits.

No mobile home shall be parked or permitted to stand upon any public street or alley in the Town for longer than a twenty-four-hour period. If so parked, it shall be parallel with the curb and shall not extend outward into the street a distance in excess of ten (10) feet six (6) inches measured at right angles with the curb. (Ord. 156 §13(b), 1964)

19.36.060 Use for living purposes outside park prohibited.

No mobile home shall be maintained upon any private or public property in the Town when the same is used for living purposes unless the property is registered as a mobile home park. (Ord. 156 §13(c), 1964)

19.36.070 Public telephone required.

Each mobile home park shall provide within the park at least one (1) public telephone for each ten (10) occupied mobile home spaces. (Ord. 156 §13(d), 1964)

CHAPTER 19.40

Management

19.40.010 Rules enforcement duty.

The owner or operator of any mobile home park shall arrange for the management and supervision of such mobile home park so as to enforce or cause compliance with the provisions of the rules and regulations of this Title. (Ord. 156 §12(a), 1964)

19.40.020 Facilities maintenance responsibility.

The owner, operator or attendant of every mobile home park shall assume full responsibility for maintaining in good repair and condition all regular and ordinary facilities of the mobile home park as required in this Title. (Ord. 156 §12(b), 1964)

19.40.030 Owner duties.

It shall be the duty of the owner or operator to:

- (1) Keep at all times a register of all guests (which shall be open at all times to inspection by state, county and federal officers and officers of the Police Department) showing for all tenants:
 - a. Names and relationships of all persons inhabiting each mobile home,
 - b. Address or previous location of all persons inhabiting each mobile home,
 - c. Dates of entrance and departure,
 - d. License numbers of all mobile homes and towing vehicles or automobiles, and
 - e. States issuing such licenses;
- (2) Maintain the park in a clean, orderly and sanitary condition at all times;
- (3) See that the provisions of this Title are complied with and enforced and report promptly to the proper authorities any violation of law which may come to his or her attention;
- (4) Report to local health authorities all cases known to the owner to be infected with any communicable disease;
- (5) Prohibit the lighting of open fires on the premises; and

(6) Prohibit the use of any mobile home by a greater number of occupants than that which it is designed to accommodate. (Ord. 156 §12(c), 1964)

CHAPTER 19.44

Board of Adjustment

19.44.010 Authority to grant variances.

The Board of Adjustment shall have jurisdiction and power to grant variances from or to modify in specific cases the strict application of the provisions of this Title. All requests for a variance and the processing of same shall be conducted as provided for in Section 17.32.020 of this Code. (Ord. 156 §14(part), 1964; Ord. 2 §1, 2003)