

City Code Chapter 16

Mobile Homes

Article 1. General Conditions, §§ 16-1--16-15

Article 2. Mobile Home Parks, §§ 16-16--16-71

Division 1. General Provisions, §§ 16-16--1-22

Division 2. Special Permit, §§ 16-23--16-38

Division 3. Site Requirements, §§ 16-39--16-71

Article 3. Activities Outside of a Mobile Home Park, §§ 16-72--16-75

Article 1. General Conditions

Sec. 16-1. Definitions.

The definitions in this Section shall apply when these words and phrases are used in this Chapter.

(1) **Mobile Home, Trailer Coach or Trailer, or Automobile Trailer.** Any vehicle or structure designed and constructed so that it is or may be mounted on wheels and used as a conveyance on highways or City streets, propelled or drawn by its own or other motive power; or, it may be a structure designed and constructed so that it can be transported in one or several segments by some means other than its own power excepting a device used exclusively upon stationary rails or tracks. The vehicle or structure will permit:

- A. Occupancy as a dwelling or sleeping quarters for one or more persons, or
- B. The conduct of any business or profession, occupation, or trade.
- C. Use as a selling or advertising device.

(2) **Mobile Home Park.** Any park, trailer park, trailer court, trailer camp, court, camp site, lot, parcel, or tract of land designed, maintained, or intended for the purpose of supplying a location or accommodations for any mobile home coach or mobile home coaches and upon such vehicles are parked. The mobile home park shall include all buildings used or intended for use as part of the equipment of such vehicles whether a charge is made for the use of the mobile home park and its facilities or not. A mobile home park shall not include automobile or mobile home sales lots on which unoccupied mobile homes are parked for purposes of inspection and sale.

(3) **Unit.** A section of ground in a mobile home park of not less than 3,600 square feet of unoccupied space in an area designated as the location for one mobile home, off-street parking space for one automobile, and other uses considered pertinent to the establishment and use of a mobile home residence as permitted by this Chapter. (Ord. No. 133, 4-3-62; Code 1966; Code of 1988; Code of 2001)

Sec. 16-2. Administration.

The provisions of this Chapter shall be administered and enforced by the administrative authority who is hereby designated the Enforcing Officer. The administrative authority may institute, in the name of the City, any appropriate actions or proceedings against a violator. (Ord. No. 133, 4-3-62; Code 1966; Code of 1988; Code of 2001)

Sec. 16-3. Conflicts.

If any Section of this Chapter conflicts with any other provision of the Code or other ordinances, the Section of either that places the greater restrictions shall prevail and be in force and effect. (Ord. No. 133, 4-3-62; Code 1966; Code of 1988; Code of 2001)

Sec. 16-4. Variances.

The City Council shall have the right to vary or modify the strict application of any of the regulations or provisions contained in this Chapter in cases where practical difficulties or unnecessary hardships are created by the strict adherence to the conditions of this Chapter. (Ord. No. 133, 4-3-62; Code 1966; Code of 1988; Code of 2001)

Sec. 16-5. Application.

The provisions of this Chapter shall apply to mobile home parks constructed after April 3, 1962, and shall have no application to mobile home parks existing prior to this date except for expansion of the parks and with respect to Section 16-26. (Ord. No. 133, 4-3-62; Code 1966; Code of 1988; Code of 2001)

Secs. 16-6--16-15. Reserved. (Code of 2001)

Article 2. Mobile Home Parks

Division 1. General Conditions

Secs. 16-16--16-22. Reserved. (Code of 2001)

Division 2. Special Permit

Sec. 16-23. Application.

Application for a special permit to establish, construct, and maintain a mobile home park shall be made to the City Council. (Ord. No. 133, 4-3-62; Code 1966; Code of 1988; Code of 2001)

Sec. 16-24. Required Information.

The application for a permit shall be made on a form as prescribed by the City. The application shall show the following, either existing or proposed:

- (1) The extent and area proposed for mobile home park purposes.
- (2) Roads and driveways.
- (3) Location of sites or units for mobile homes.
- (4) Location and number of sanitary conveniences.
- (5) Proposed disposition of surface drainage.
- (6) Proposed street surfacing and lighting.
- (7) Any other requested information. (Ord. No. 133, 4-3-62; Code 1966; Code of 1988; Code of 2001)

Sec. 16-25. Certificate of Ownership.

The application shall be accompanied by a certificate of ownership of all property within 300 feet of any boundary line of the proposed mobile home park site. (Ord. No. 133, 4-3-62; Code 1966; Code of 1988; Code of 2001)

Sec. 16-26. Fee.

The application fee shall be established by ordinance. The application fee shall not be refundable. (Ord. No. 133, 4-3-62; Code 1966; Code of 1988; Code of 2001, Ord. 751, 11-13-2007)

Sec. 16-27. Location Restricted.

A special permit for a mobile home park shall only be issued for property that is classified Business District B-3 under the provisions of the Zoning Code or the equivalent zoning in any subsequent ordinance or amendment thereto. (Ord. No. 133, 4-3-62; Code 1966; Code of 1988; Code of 2001)

Sec. 16-28. Hearing.

No special permit for any mobile home park shall be issued by the City Council until after a public hearing has been held on the matter. This hearing shall be advertised in the official newspaper of the City for at least ten days before the hearing. At least ten days prior to the public hearing, the City Council shall mail a notice to all property owners shown on the certificate at their last known address so that they might appear and be heard. (Ord. No. 133, 4-3-62; Code 1966; Code of 1988; Code of 2001)

Sec. 16-29. Planning Commission.

The City Council shall refer the application to the Planning Commission for recommendation.

(1) Within forty days after the first regular meeting of the Planning Commission after the referral, the Planning Commission shall make its recommendation to the City Council.

(2) If a recommendation is not received from the Planning Commission within forty days after the referral, the City Council may proceed without the recommendation. (Ord. No. 133, 4-3-62; Code 1966; Code of 1988; Code of 2001)

Sec. 16-30. Issuance.

After the public hearing, the City Council may grant or deny the application for mobile home park special permit by a majority vote of its members. (Ord. No. 133, 4-3-62; Code 1966; Code of 1988; Code of 2001)

Sec. 16-31. Building Permit.

(1) The applicant for a building permit for the construction of a mobile home park or any part thereof shall comply with all applicable provisions of the Building Code.

(2) Each application shall be accompanied by a detailed set of plans of the proposed construction and improvements for the site.

(3) Every application for a building permit to construct a mobile home park or to expand an existing mobile home park shall be accompanied by plans approved by the State showing that the applicant is complying with all recommendations, suggestions, and laws under the jurisdiction of the State.

(4) The City Council may refer any application for a mobile home park building permit to the Planning Commission for recommendation.

(5) The building permit shall be issued by the City after it has been approved by a majority vote of the City Council. (Ord. No. 133, 4-3-62; Code 1966; Code of 1988; Code of 2001)

Secs. 16-32--16-38. Reserved. (Code of 2001)

Division 3. Site Requirements

Sec. 16-39. Drainage.

Every mobile home park shall be located on a well drained area and the premises shall be properly graded so as to prevent the accumulation of storm or other waters. (Ord. No. 133, 4-3-62; Code 1966; Code of 1988; Code of 2001)

Sec. 16-40. Minimum Area.

Each unit in a mobile home park shall have a gross area of not less than 3,600 square feet. (Ord. No. 133, 4-3-62; Code 1966; Code of 1988; Code of 2001)

Sec. 16-41. Minimum Depth.

Each unit in a mobile home park shall have a minimum depth of 75 feet. (Ord. No. 133, 4-3-62; Code 1966; Code of 1988; Code of 2001)

Sec. 16-42. Minimum Setback for the Front.

There shall be a minimum distance of five feet between the mobile home and the interior private street line of the unit. (Ord. No. 133, 4-3-62; Code 1966; Code of 1988; Code of 2001, Ord. No. 729 Code of 2005.)

Sec. 16-43. Minimum Setback for the Back.

There shall be a minimum setback of five feet from the back line where an alley is provided adjacent to the back line of the unit. The setback line of the unit shall be not more than ten feet where there is no alley. (Ord. No. 133, 4-3-62; Code 1966; Code of 1988; Code of 2001)

Sec. 16-44. Minimum Setback for the Side.

There shall be not less than five feet between a mobile home and any side line of a unit. (Ord. No. 133, 4-3-62; Code 1966; Code of 1988; Code of 2001)

Sec. 16-45. Proximity of Homes.

There shall be not less than 25 feet of space between mobile homes in two directions and 10 feet of space in two directions. Proximity shall be measured by the distance between two home facades. Long sides of two adjacent homes shall not be closer than 25 feet. A long side of one home may be 10 feet to the short side of an adjacent home. (Ord. No. 133, 4-3-62; Code 1966; Code of 1988; Code of 2001; Ord. No. 729, Code of 2005.)

Sec. 16-46. Slab Required.

A concrete slab or patio shall be constructed on the ground beside each mobile home parking space. This slab shall be not less than eight feet wide, thirty feet long, and four inches thick. (Ord. No. 133, 4-3-62; Code 1966; Code of 1988; Code of 2001)

Sec. 16-47. Trees.

At least one shade tree shall be placed and maintained on each unit. The tree shall have a minimum diameter of two inches at the time of planting. (Ord. No. 133, 4-3-62; Code 1966; Code of 1988; Code of 2001)

Sec. 16-48. Grass Cover.

The entire unit shall be sodded and maintained with grass except for the areas used for the mobile home, patio, sidewalk, and off-street parking space. (Ord. No. 133, 4-3-62; Code 1966; Code of 1988; Code of 2001)

Sec. 16-49. Streets.

Each unit shall abut on and have access to a street which shall be:

- (1) At least twenty five feet wide between gutters for one way, private streets within developments. Ord. No. 729, Code of 2005.
- (2) The construction of the street shall conform to the standards established in Chapter 25, Article 2.
- (3) The streets are to be built and maintained by the owner of the mobile home park.
- (4) All streets and ways established by the mobile home park shall be considered public to the extent that they shall be under the supervision and control of the City with respect to traffic and other laws as shall be applicable to public ways and places. (Ord. No. 133, 4-3-62; Code 1966; Code of 1988; Code of 2001)

Sec. 16-50. Curbing.

A concrete curb shall be constructed on each side of the street. The curb shall be of a standard approved by the City. (Ord. No. 133, 4-3-62; Code 1966; Code of 1988; Code of 2001)

Sec. 16-51. Sidewalks.

A cement sidewalk not less than thirty inches wide shall be constructed adjacent to the concrete curb on the unit side. This sidewalk shall be connected to the unit patio by a cement walk not less than 24 inches in width. (Ord. No. 133, 4-3-62; Code 1966; Code of 1988; Code of 2001)

Sec. 16-52. Street Rights-of-Way.

There shall be an unused area not less than thirty feet in depth along each public street or way. This area shall be sodded and planted. (Ord. No. 133, 4-3-62; Code 1966; Code of 1988; Code of 2001)

Sec. 16-53. Site Setbacks.

Every mobile home park site shall provide for a minimum setback of at least ten feet on all sides except where abutting upon a public street, way, or residential area. This area shall be planted to provide a screen between the mobile home park and adjacent property. (Ord. No. 133, 4-3-62; Code 1966; Code of 1988; Code of 2001)

Sec. 16-54 Sites Abutting a Residential Area.

Where a mobile home park site abuts upon a residential area, there shall be a minimum setback of at least thirty feet. This area shall be landscaped. Adequate buffer zones shall be established on the perimeter of the mobile home park site. The zones and types of buffering required shall be approved by the City prior to the issuance of a special use permit. (Ord. No. 133, 4-3-62; Code 1966; Code of 1988; Code of 2001)

Sec. 16-55. Use of Units Restricted.

The parking of more than one mobile home on any single unit shall not be permitted. (Ord. No. 133, 4-3-62; Code 1966; Code of 1988; Code of 2001)

Sec. 16-56. Occupancy of Homes.

No mobile home may be inhabited by a greater number of occupants than that for which it was designed. (Ord. No. 133, 4-3-62; Code 1966; Code of 1988; Code of 2001)

Sec. 16-57. Utilities.

Water facilities, sewage disposal, and street lighting shall be installed and maintained by the owner of the mobile home park site and shall be constructed in accordance with State laws, the recommendations of the State, and the requirements of the City Code. (Ord. No. 133, 4-3-62; Code 1966; Code of 1988; Code of 2001)

Sec. 16-58. Fire Hydrants.

Fire hydrants shall be placed throughout the area in such a way as to satisfy the City that adequate fire protection is achieved. (Ord. No. 138, 4-3-62; Code 1966; Code of 1988; Code of 2001)

Sec. 16-59. Storage.

All boats, boat trailers, hauling trailers, and all other equipment not stored within the mobile home or the utility enclosure that may have been provided shall be stored in a separate place provided by the park owner and not upon the plots occupied by mobile homes nor upon the streets within the mobile home park. (Ord. No. 133, 4-3-62; Code 1966; Code of 1988; Code of 2001)

Sec. 16-60. Recreation.

A recreation area must be established, constructed, and maintained within the mobile home park site of not less than two percent of the total area involved. (Ord. No. 133, 4-3-62; Code 1966; Code of 1988; Code of 2001)

Secs. 16-61--16-71. Reserved. (Code of 2001)

Article 3. Activities Outside of a Mobile Home Park

Sec. 16-72. Parking Prohibited.

Except as provided in this Chapter, it shall be unlawful for any person to park a mobile home on a street, alley, highway, or other public place, or on any tract of privately owned land which is occupied or unoccupied. (Ord. No. 133, 4-3-62; Code 1966; Code of 1988; Code of 2001)

Sec. 16-73. Emergency Parking.

Emergency or temporary stopping or parking of a mobile home on a street, alley, or highway shall be permitted for a period not to exceed three hours subject to any other prohibitions, regulations, or limitations imposed by the City. (Ord. No. 133, 4-3-62; Code 1966; Code of 1988; Code of 2001)

Sec. 16-74. Mobile Home Storage.

No person shall park or occupy a mobile home on the premises of an occupied dwelling or any lot located outside of an approved mobile home park except the parking of one unoccupied mobile home in an accessory private garage building or in a rear yard in any district is permitted provided no living quarters shall be maintained or any business practiced in the mobile home while the mobile home is so parked or stored. (Ord. No. 133, 4-3-62; Code 1966; Code of 1988; Code of 2001)

Sec. 16-75. Temporary Permit.

A temporary special permit may be issued by the City Council for the temporary use of a mobile home as a dwelling or an office when the mobile home is located outside of an authorized mobile home park. The temporary special permit shall be limited to a period of not more than ninety days and must be renewed at the end of each period. The application fee for a temporary permit shall be established by resolution. The temporary special permit shall be displayed in a conspicuous location on the outside of the mobile home. (Ord. No. 133, 4-3-62; Code 1966; Code of 1988; Code of 2001)

Editor's Notes
City Code-Chapter 16
Mobile Homes

This Chapter has been renumbered to be consistent with the numbering system used throughout the Code:

The first division within a Section is numbered “(1)” followed by “(2)”, etc.

The next division of a Section is numbered with an “A” followed by “B”, etc.

As with all other parts of the codification, the language in this Chapter has been simplified and made general neutral.

Margaret A. Egan
Finance Director/City Clerk
March 22, 2000