

CHAPTER 12 – PLANNING & ZONING

ARTICLE 9 - MOBILE HOME PARKS

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Sections 12-9-101 to 199, inclusive. Mobile home parks - general provisions.

Section 12-9-101 Districts in which mobile home parks permitted - procedures for application and issuance of permit.

1. Mobile home parks are permitted in the One-family Residential District D and as a conditional use under the Local Business District.

2. No lot or parcel of land shall be used for a new Mobile Home Park until and unless a permit has been secured from the city engineer. There shall have been filed with the city engineer a written application for said permit. Said application shall include the following information:

- a) A plot showing the location of present and proposed buildings, driveways, proposed location of units and sanitary conveniences.
- b) A statement relative to water supply, sewage and garbage.
- c) A copy of the plans and specifications of all proposed buildings except mobile homes.
- d) The location and legal description of the mobile home park.

3. All mobile home parks constructed since February 17, 1987, will be in conformity with this Ordinance. All existing mobile home parks will follow these guidelines when increasing their size. All existing mobile home parks will be in conformity with Sections 12-9-106, 12-9-107, 12-9-108, 12-9-110 and 12-9-111, of this Ordinance, and shall conform to all Ordinances in effect at the time of construction of the mobile home park.

Amended by Ord. No. 1208, 1987; Ord. 1436, 1999.

Section 12-9-102 Issuance of permit for mobile home park constructed since February 17, 1987, by city engineer upon certain findings.

Upon the finding by the city engineer that the proposed mobile home park will constitute a development of sustained desirability, that it will not result in an over-intensive use of the land, that it will not result in undue traffic hazards, and not otherwise be detrimental to the health, safety and welfare of the community, the city engineer may issue a permit or permits for the proposed mobile home park.

Section 12-9-103 Space limitations.

Building Height Limit.

No building shall exceed two and one-half (2 1/2) stories, or thirty-five (35) feet.

Required Area for a Mobile Home Space.

Mobile home spaces shall be provided, consisting of a minimum of five thousand (5,000) square feet for each space.

Yards Required.

- 1) The front and rear of any mobile home shall not be located closer than forty (40) feet from any other mobile home or from any service building within the mobile home park. The side of any mobile home shall not be closer than fifteen (15) feet from any other mobile home or any building within the mobile home park. All mobile homes shall be required to be located a minimum of twenty five (25) feet from all exterior boundaries of the mobile home park. All accessory buildings shall be located at least six feet from other accessory buildings and mobile homes.
- 2) No variances from the requirements in Section 12-9-103 will be allowed by the Board of Adjustment.

Amended by Ord. No. 1208, 1987.

Section 12-9-104 Requirements for drive-ways, vehicular access and parking, and lighting of mobile home parks.

1. All mobile home spaces shall abut upon a driveway of not less than twenty five (25) feet in width, which shall have unobstructed access to a public street or highway, and the sole vehicular access shall not be by an alley, and all dead-end driveways shall include adequate vehicular turning space.
2. All driveways within the mobile home park shall be all weather with a dust-free surface course and lighted at night with electric lamps of not less than one hundred and fifty (150) watts each, spaced at intervals of not more than one hundred and fifty (150) feet, or by a lighting plan approved by the city engineer.
3. A minimum of two off-driveway or off-street car parking spaces with an all-weather, dust-free surface course shall be provided for each mobile home space.
4. Mobile home stands. The area of the mobile home stand shall be improved to provide adequate support for the placement and tie-down of the mobile home as determined by City Building Inspector. Anchors and tie-downs shall be placed at least at each corner of the mobile home stand.

Section 12-9-105 Requirements for site drainage and grading, underground wiring, fencing and playgrounds for mobile home parks.

1. The mobile home parks shall be located on a well-drained site, properly graded to insure rapid drainage.
2. The Mobile Home Park owner will be required to make payment of \$50.00 per space to the Municipal Finance Officer for park purposes when 50% of the spaces in the Mobile Home Park have been rented.
3. All wiring in the mobile home park shall be placed underground.

Amended by Ord. No. 1208, 1987.

Section 12-9-106 Responsibility of licensee and occupants or homeowners in all Mobile Home Parks.

1. Responsibility of the Licensee. The mobile home park licensee will operate said park in strict compliance with the provisions of this Ordinance and will provide adequate supervision to maintain the park, its related facilities, roadways, drainage ways, walkways, open spaces, utilities and equipment in good repair and in a clean and sanitary condition.

The licensee will be responsible for numbering each lot or unit in the mobile home park.

The licensee will also be responsible to see that building permits are secured for detached accessory buildings and attached entries or decks.

The licensee will be responsible for the proper placement of each mobile home and notification to the City building Inspector when new units are placed.

The licensee will notify the park occupants of all applicable provisions of this ordinance and inform them of their responsibilities thereunder.

The licensee will provide the City Building Inspector with the name, address, and phone number of the local park management.

2. Responsibilities of the Occupants or Homeowners. The occupants or owner of any mobile home will comply with all applicable requirements of this Ordinance and will maintain the mobile home space, its facilities and equipment in good repair and in a clean and sanitary condition.
3. No mobile home park shall be required to provide laundry facilities, restrooms, showers, office building, or require the owner, manager, or caretaker to live at the mobile home park.

Section 12-9-107 Issuance of Mobile Home Placement Permit in all Mobile Home Parks.

1. It will be unlawful to allow any mobile home to be occupied in a mobile home park unless the unit is situated on a mobile home space and a placement permit issued as herein provided. The placement of the mobile home shall conform to all ordinances in effect at the time of construction of the Mobile Home Park.

A placement permit will not be required for a seasonal or recreation type mobile home, recreation vehicle or trailer that will be placed in the mobile home park less than 30 days.

2. It will be the duty of every mobile home owner to file an application for a mobile home placement permit with the City Building Inspector within five (5) days from the date of the placement of the mobile home or trailer in a licensed park. The location of the mobile home in the mobile home space shall be verified by the Mobile Home park owner. The City Building Inspector will cause an inspection of the mobile home space to be made to verify compliance of the units placement with the provisions of this Ordinance dealing with proper placement and mobile home stands.

It will be the responsibility of every mobile home park licensee to give to every mobile home owner desiring to place his unit in said licensee's park an application for a placement permit provided by the City Building Inspector. The licensee will retain two completed copies of said application form and will send one to the City Building Inspector and will retain the second copy; the mobile home owner will have the responsibility of filing the original copy of said application with the City Building Inspector and will pay a permit fee of Twenty Dollars (\$20.00) at that time.

Section 12-9-108 Issuance of Building Permit by City Building Inspector in all Mobile Home Parks.

The building permit shall be secured by the Mobile Home Park owner or his/her duly authorized representative. Building permits required by the City in residential zoning shall apply to Mobile Home Parks. Failure of the mobile home park owner to secure the required building permit would result in the notation of a violation in the annual inspection report and the possibility of removal of the said structure. If a violation is noted, the procedures for enforcement of the Building Permit Ordinance will be in effect. All attached buildings shall conform to the ordinance in effect at the time of construction of the Mobile Home Park. All accessory buildings shall be located at least six (6) feet from other accessory buildings and mobile homes.

Amended by Ord. No. 1208, 1987.

Section 12-9-109 General Housing requirements.

Mobile home units must conform to current mobile home construction and safety

standards. Mobile homes presently in place must meet all amendments thereto as set forth in Section 12-9-109. Mobile homes built prior to these restrictions will be accepted if in a sound condition free from flaws or defects, installed or put in proper condition for its intended use.

No person will occupy or let to another for occupancy any dwelling or dwelling unit which does not comply with the following requirements:

1. Every skirting, exterior wall and roof will be substantially weather tight.
2. Every outside stairway will be maintained in safe and sound condition and good repair with code conforming handrail.

Section 12-9-110 Inspections of all Mobile Home Parks

An annual inspection by the Building Inspector will be made of all Mobile Home Parks. The inspection would include a review of any complaints received by the City in regards to the operation of the Mobile Home Park during the previous year. The inspection would also include a determination of conformity with the ordinances in effect at the time of construction of the Mobile Home Park.

Amended by Ord. 1208, 1987.

Section 12-9-111 Issuance of temporary variances for Ordinance violations in Mobile Home parks in existence prior to February 17, 1987.

The City Engineer may allow up to one year to correct a violation in the Mobile Home Ordinance, Section 12-9-110. The City Commission may allow up to one additional year to correct a violation in the Mobile Home Park Ordinance or allow a permanent variance. The variances will be allowed only in Mobile Home Parks in existence prior to February 17, 1987.

Failure to make the corrections required by the City Engineer or City Commission may result in suspension of the Mobile Home Park license. Procedures for suspension of the license are outlined in Sections 10-1-105 and 10-1-106.

Any Mobile Home Park whose license has been suspended ceases to be a Mobile Home Park. Any application to resume a Mobile Home park will have to be in compliance with the Mobile Home Park Ordinance which is presently in effect.

Amended by Ord. No. 1208, 1987.

Section 12-9-112 Certain uses declared incompatible and excluded.

The following uses are declared incompatible with the purpose of Mobile Home Parks and are hereby expressly excluded.

1. Cannabis establishments.

Source: Ord. No. 1836, 2021

Sections 12-9-113 to 199, inclusive. Reserved.