

Chapter 9

**MOBILE HOME PARKS\***

- Art. I. In General, §§ 9-1–9-30
- Art. II. Licenses and Permits, §§ 9-31–9-45
  - Div. 1. Generally, §§ 9-31–9-40
  - Div. 2. License, §§ 9-41–9-45

---

**\*Cross references**—Buildings and building regulations, ch. 4; fire prevention and protection, ch. 5; planning, ch. 14; utilities, ch. 17.

**State law reference**—Uniform standards code for mobile homes, Vernon's Ann. Civ. St. art. 5221f.



**ARTICLE I. IN GENERAL****Sec. 9-1. Definitions.**

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Dependent mobile home* means a mobile home which does not have a flush toilet and a bath or shower.

*Independent mobile home* means a mobile home which has a flush toilet and a bath or shower.

*Mobile home* means any vehicle or similar portable structure in excess of eight feet in width having no foundation other than wheels, jacks, blocks, or skirtings, and so designed or constructed as to permit occupancy for dwelling or sleeping purposes.

*Mobile home park* means any plot of ground which one or more mobile homes, occupied for dwelling or sleeping purposes are located regardless of whether or not a charge is made for such accommodation.

*Mobile home space* means a plot of ground within a mobile home park designed for the accommodation of one mobile home.

*Natural or artificial barrier* means any river, pond, canal, railroad, levee, embankment, fence or hedge.

*Park* means mobile home park.

*Travel trailer* means any vehicle or similar portable structure eight feet wide or less, having no foundation other than wheels, jacks, blocks or skirtings, and so designed or constructed as to permit occupancy for dwelling or sleeping purposes.

(Ord. No. 1503, § I, 9-14-71)

**Cross reference**—Definitions and rules of construction generally, § 1-2.

**Sec. 9-2. Mobile home park plan.**

The mobile home park shall conform to the following requirements:

- (1) The park shall be located on a well drained site, properly graded to insure rapid drainage and freedom from stagnant pools of water.
- (2) Mobile home spaces shall be provided, consisting of a minimum of 2,000 square feet for each space, which shall be at least 34 feet wide and clearly defined. Mobile homes shall be so harbored on each space that there shall be at least 20 feet clearance between mobile homes. No mobile home shall be located closer than 20 feet from any building within the park or from any property line bounding the park nor closer than 25 feet from the boundary line of any public street.

- (3) All mobile home spaces shall abut upon a driveway of not less than 25 feet in width which shall have unobstructed access to a public street or highway. All driveways shall be hard surfaced, well marked in the day time, and lighted at night. The minimum quality of such driveway surfacing shall be two course gravel surface to be approved by the city engineer.
- (4) Provide water and sewer connections to all mobile homes.
- (5) No dependent mobile home shall be permitted in any mobile home park.
- (6) An electrical outlet supplying at least 110 volts shall be provided for each mobile home space.
- (7) The provisions of this section shall not apply to mobile homes already in existence and operation on September 14, 1971, except as to new construction or expansion, and such existing and operating parks shall be treated as a nonconforming use in so far as the requirements of this section are concerned.

(Ord. No. 1503, § VI, 9-14-71)

#### **Sec. 9-3. Location.**

Mobile home parks may be located only on property zoned for that specific use in conformity with the comprehensive zoning ordinance of the city, and in addition to the requirements contained in this section, each boundary of the park must be at least 200 feet from any permanent residential building located outside the park, unless separated therefrom by a natural or artificial barrier, or unless a majority of the property owners according to area within the 200 feet, consent in writing to the establishment of the park, provided, however, that the provisions of this section shall not apply to mobile home parks already in existence and operation on September 14, 1971, and such existing and operating parks shall be treated as nonconforming uses in so far as the requirements of this section are concerned.

(Ord. No. 1503, § VII, 9-14-71)

#### **Sec. 9-4. Maintenance.**

Every person, owning or operating a mobile home park shall maintain such park, and any facilities, fixtures and permanent equipment in connection therewith, in a clean and sanitary condition and shall maintain the equipment in a state of good repair.

(Ord. No. 1503, § VIII, 9-14-71)

#### **Sec. 9-5. Office building.**

Each mobile home park shall be provided with an office, in which shall be kept copies of the register of occupants as well as rules and regulations, to be available for inspection by law enforcement officers, public health officials, city fire marshal, and other public officials whose duties necessitate acquisition of the information contained therein.

(Ord. No. 1503, § IX, 9-14-71)

**Sec. 9-6. Rules and regulations for park.**

It shall be the duty of the owner, his agent, representative or manager to prescribe rules and regulations for management of the park; to make adequate provisions for the enforcement of such rules; and to subscribe to any and all subsequent rules and regulations which may be adopted for the management of such park. Copies of all such rules and regulations shall be furnished to the city council. In addition, it shall be the duty of the owner, his agent, representative or manager to comply strictly with the following:

- (1) Provide for assistance in the regular inspection of the water and sanitary convenience.
  - (2) Provide for the collection and removal of garbage and other waste material.
  - (3) Prohibit the placing or storing of unsightly material or unsightly vehicles of any kind.
  - (4) Provide for the regular cleaning, painting, and repairing of all buildings.
  - (5) Take such other measures as may be deemed to be necessary by the city to preserve the health, comfort and safety of all persons in the park and the general public.
  - (6) See that copies of all rules and regulations are prepared and posted in conspicuous locations throughout the park.
- (Ord. No. 1503, § X, 9-14-71)

**Sec. 9-7. Management of park.**

Each mobile home park shall be under the direct management of the owner or his agent or representative, for whose action he shall be fully responsible. The name of the person entrusted with the direct management of a park shall be filed for reference with the city clerk. Such person must be of good reputation and character and shall satisfy the city council of their experience and capacity to supervise, manage, regulate and control the park and maintain good sanitary conditions in and about the park.

(Ord. No. 1503, § XI, 9-14-71)

**Sec. 9-8. Additional construction.**

It shall be unlawful for any person operating a mobile home park or occupying a mobile home to construct or permit to be constructed in such park or in connection with such mobile home any additional structure, building or shelter in connection with or attached to a mobile home except, however, awnings of canvas or metal, suitably constructed, may be attached to such mobile homes.

(Ord. No. 1503, § XIII, 9-14-71)

**Sec. 9-9. Water supply.**

An adequate supply of pure water for drinking and domestic purposes shall be supplied to meet the requirements of the park. The water supply shall be obtained by direct hookup from mobile homes to connections provided by the mobile home park.

(Ord. No. 1503, § XIV, 9-14-71)

**Sec. 9-10. Sanitation facilities.**

Each park shall be provided with direct hookup sanitation facilities only.

(Ord. No. 1503, § XV, 9-14-71)

**Sec. 9-11. Health, sanitation and police protection.**

There shall be conducted monthly an inspection of all mobile home parks and the mobile homes located therein to ensure compliance with the portions of this chapter dealing with health, sanitation and police protection for which there shall be a monthly charge for each occupied mobile home. Such inspection fee shall be collected on or before the first day of the month by the mobile home operator, who shall be accountable for the fees collected and paid to the city. The inspection fees collected by the mobile home operator shall be delivered to the city clerk on or before the tenth day of each month.

(Ord. No. 1503, § XVI, 9-14-71)

**Sec. 9-12. Sewage and refuse disposal.**

Waste from showers, bath tubs, flush toilets, urinals, lavatories, slop sinks and laundries in service and other buildings within the park shall be discharged into the public sewer system in compliance with applicable provisions of this Code. Each mobile home space shall be provided with a trapped sewer at least four inches in diameter which shall be connected to receive the waste from the shower, bath tub, flush toilet, lavatory and kitchen sink of the mobile home harbored in such space and having any or all of such facilities. The trapped sewer in each mobile home space shall be connected to discharge the mobile home waste into the public sewer system in compliance with applicable provisions of this Code.

(Ord. No. 1503, § XVII, 9-14-71)

**Sec. 9-13. Garbage receptacles.**

Tightly covered metal garbage cans shall be provided in quantities adequate to permit disposal of all garbage and rubbish. Garbage cans shall be located not further than 200 feet from any mobile home space. The cans shall be kept in sanitary conditions at all times. Garbage and rubbish shall be collected and disposed of as frequently as may be necessary to insure that the garbage cans shall not overflow.

(Ord. No. 1503, § XVIII, 9-14-71)

**Sec. 9-14. Fire protection.**

Every park shall be equipped at all times with one fire extinguisher in good working order and currently charged for every ten mobile home spaces located not further than 200 feet from each mobile home space, or fire hydrants shall be located within 500 feet of mobile homes. (Ord. No. 1503, § XIX, 9-14-71)

**Sec. 9-15. Fuel.**

Bottled gas for cooking purposes shall not be used at individual mobile home spaces unless the containers are properly connected by copper or other suitable metallic tubing. Bottled gas cylinders shall be securely fastened in place. No cylinder containing bottled gas shall be located in a mobile home space or within five feet of a door thereof. State and local regulations applicable to the handling of bottled gas and fuel must be followed. (Ord. No. 1503, § XX, 9-14-71)

**Sec. 9-16. Register of occupants.**

(a) It shall be the duty of the licensee to keep a register to be furnished by the city containing a record of all mobile home owners and occupants located within the park. The register shall contain the following information:

- (1) Name and address of each occupant.
- (2) The make, model and year of all automobiles and mobile homes.
- (3) License number and owner of each mobile home.
- (4) The state issuing the mobile home license.
- (5) The date of arrival and of departure of each mobile home.

(b) The park shall keep the register available for inspection, at all times, by law enforcement officers, public health officials and other officials whose duties necessitate acquisition of the information contained in the register. The register records shall not be destroyed for a period of one year following the date of departure of each mobile home. (Ord. No. 1503, § XXI, 9-14-71)

**Sec. 9-17. Penalty.**

Any person violating any provision of this chapter shall, upon conviction, be punished in accordance with section 1-14. (Ord. No. 1503, § XXV, 9-14-71)

**Secs. 9-18–9-30. Reserved.**



**ARTICLE II. LICENSES AND PERMITS**

**DIVISION 1. GENERALLY**

**Sec. 9-31. Permit for parking outside of mobile home park.**

(a) It shall be unlawful for any person to park any mobile home of any kind on any street, alley, highway or other public place in the corporate limits of the city.

(b) No mobile home shall be parked, used or occupied on any tract of ground within the corporate limits of the city, except as provided in this section.

(c) No person shall occupy or use as a residence any mobile home or travel trailer for more than 48 hours on the premises of any occupied dwelling, nor for more than 48 hours on any lot which is not a part of the premises of any occupied dwelling, unless a permit therefor shall have been first obtained, nor shall any person permit such parking, use or occupancy unless the occupant of the mobile home shall first have obtained a permit therefor.

(d) A permit shall be obtained by the mobile home occupant for any location outside of a mobile home park from the city clerk. The fee will be \$50.00 for each mobile home, provided that where applicable the permit fee shall be reduced by all previous payments under this section. The permit shall be granted only upon the written consent of all property owners within 200 feet of the property where the mobile home is to be located. A mobile home permit shall be valid and transferable only from one individual to another individual upon the original property for which the permit was obtained. A permit shall not be transferable from one location to another.

(e) Application for the permit shall contain the street and number of the occupied dwelling and the permission to locate; a statement of the nature and location of sanitary facilities and the permission of the occupant of the dwelling house for their sinks to be emptied into a proper sewer connected fixture. Application for a permit to locate on a vacant lot shall contain the street with the name and approximate distance from the nearest intersection; a statement of the nature and location of sanitary facilities; and a statement that all wastewater from the mobile home shall be emptied into a properly connected fixture.

(f) The use of built-in mobile home water closets or chemical toilets is prohibited in the city. The use of other mobile home plumbing fixtures is prohibited unless such fixtures are connected to the city sewer.

(Ord. No. 1503, § II, 9-14-71; Ord. of 4-13-87, § 1)

**Sec. 9-32. Mobile homes located outside licensed parks.**

It shall be unlawful for any person to locate or maintain any such mobile home in any place in the city other than a duly licensed and lawful mobile home park, unless such person shall first secure a permit from the city council, or its designated representative, upon written application therefor filed with the city council, giving the name and address of the applicant and a description of the property upon which the mobile home is to be located. The city council



shall refuse to grant any such permit unless the applicant shall first show to the satisfaction of the city council that there are adequate water and sanitary facilities located upon the premises and available within reasonable distance of such mobile home or the applicant shall provide or cause to be provided the same. It shall be unlawful for any person to maintain, locate or live in any such mobile home without first obtaining such permit from the city council. The mobile homes shall be subject to the same inspection and fee provided in section 9-11.

(Ord. No. 1503, § XII, 9-14-71)

**Secs. 9-33–9-40. Reserved.**

#### DIVISION 2. LICENSE

**Sec. 9-41. Required.**

It shall be unlawful for any person to maintain or operate, within the limits of the city, any mobile home park unless such person shall first obtain a license therefor. All mobile home parks in existence on September 14, 1971, shall within 90 days thereafter obtain such license and in all other respects comply fully with the requirements of this chapter.

(Ord. No. 1503, § III, 9-14-71)

**Sec. 9-42. Application; issuance.**

(a) Applications for a mobile home park license shall be filed with the city council, and upon approval by the city council, the city secretary shall issue the license. The application shall be in writing, signed by the applicant, and shall contain the following:

- (1) The name and address of the applicant.
- (2) The location and legal description of the mobile home park.
- (3) A complete plan of the park showing compliance with section 9-2.
- (4) Plans and specifications of all buildings and other improvements constructed, or to be constructed within the mobile home park.
- (5) Such further information as may be requested by the city council to enable it to determine if the mobile home park will comply with legal requirements.

(b) The application and all accompanying plans and specifications shall be filed in triplicate.

(c) The city health officers and city planning and zoning commission shall investigate the application, and inspect the proposed plan and specifications. Each of them shall make a report to the city council concerning such applicant and include therein their recommendations relative to the issuance of the license. If the applicant is found to be of good moral character and the mobile home park is in compliance with all provisions of this chapter and all other applicable ordinances or statutes the city council may approve the application, and, in the case of proposed parks, make such approval contingent upon the completion of the park according

to the plans and specifications submitted with the application. The city secretary at the direction of the city council shall issue the license.

(Ord. No. 1503, § V, 9-14-71)

**Sec. 9-43. Fees.**

The annual license fee for each mobile home park shall be set from time to time by the council and a schedule of such fees is on file in the city secretary's office. The fee for the transfer of such license as provided for in this article, shall be no charge.

(Ord. No. 1503, § IV, 9-14-71)

**Sec. 9-44. Revocation.**

The city council may revoke the license of any licensee who has been found guilty by a court of competent jurisdiction of violating any provision of this chapter. After conviction, the license may be reissued if the violations leading to conviction have been remedied and the park is being maintained and operated in full compliance with the law and this chapter.

(Ord. No. 1503, § XXII, 9-14-71)

**Sec. 9-45. Display.**

The license certificate required by this division shall be conspicuously posted in the office of or on the premises of the mobile home park at all times.

(Ord. No. 1503, § XXIV, 9-14-71)