

## Chapter 10

### MOBILE HOMES AND MANUFACTURED HOUSING AND MOBILE HOME PARKS\*

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\* **Cross References:** Animals, Ch. 3; buildings and building regulations, Ch. 4; national electrical code adopted, § 4-2; national building code adopted, § 4-2; national plumbing code adopted, § 4-2; fire prevention and protection, Ch. 6; health, Ch. 7; nuisances, § 7-16 et seq.; housing, Ch. 8; license and regulation of occupations and businesses, Ch. 9; solid waste, Ch. 12; streets, sidewalks and other public places, Ch. 13; subdivisions, Ch. 14; traffic and vehicles, Ch. 15; utilities, Ch. 16; zoning and land use, Ch. 17.

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Art. I. In General, §§ 10-1--10-25

Art. II. Mobile Home Parks, §§ 10-26--10-47

#### ARTICLE I.

#### IN GENERAL

##### Sec. 10-1. Manufactured housing standards.

The minimum standards and requirements pertaining to manufactured housing shall be those established by state law as may be revised from time to time and as otherwise provided for herein.

##### Secs. 10-2--10-31. Reserved.

#### ARTICLE II.

#### MOBILE HOME PARKS

##### Sec. 10-32. Inspection of parks.

The building inspector is hereby authorized and directed to make inspections to determine the condition of mobile home and trailer parks located within the city in order that he may perform his duty of safeguarding the health and safety of occupants of mobile home parks and of the general public. The building inspector or his duly authorized representative shall have the power to enter at reasonable times upon any private or public property for the purpose of inspecting and investigating conditions relating to the enforcement of this article.  
(Code 1977, § 14:204.1)

##### Sec. 10-33. Location.

Mobile home parks and trailer parks may be located in a residential and farming zone, subject to the approval of the planning board. No mobile home park may be located closer than one hundred (100)

feet to any public right-of-way and no trailer park closer than one hundred (100) feet to any public right-of-way.

(Code 1977, § 14:205.1)

#### **Sec. 10-34. Area requirements.**

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

- (1) The designated number of spaces.
- (2) Necessary streets or roadways.
- (3) Sewage disposal system.
- (4) A buffer strip to adjacent residential uses at least two hundred (200) feet deep and to other uses at least fifty (50) feet deep, appropriately landscaped.

(Code 1977, § 14:205.2)

#### **Sec. 10-35. Space requirements.**

Each mobile home space shall be at least fifty (50) feet wide and one hundred (100) feet deep and each trailer space thirty (30) feet wide and sixty (60) feet deep, 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 so located that a minimum of ten (10) feet clearance exists between any part of the mobile home and the lot lines of the mobile home space.

(Code 1977, § 14:205.3)

#### **Sec. 10-36. Availability required.**

It shall be illegal for any person to allow any mobile home or trailer to remain in a mobile home or trailer park unless a mobile home or trailer space is available.

(Code 1977, § 14:205.4)

#### **Sec. 10-37. Roadways.**

For fire prevention and protection, every mobile home and trailer park shall have access to a public street by means of a roadway constructed in accordance with the standards adopted by the city subdivision regulations.

(Code 1977, § 14:206.1)

#### **Sec. 10-38. Water supply requirements.**

An accessible, adequate, safe and potable supply of water shall be provided in each mobile home or trailer park. A minimum of one hundred twenty-five (125) gallons per day shall be available for each mobile home space. The development of an independent water supply to serve the mobile home or trailer park shall be made only after express approval has been granted by the building inspector.

(Code 1977, § 14:207.1)

**Sec. 10-39. Plumbing.**

All plumbing in the mobile home or trailer park shall comply with state and city plumbing laws and regulations and shall be maintained in good operating condition.

(Code 1977, § 14:207.2)

**Sec. 10-40. Sewage disposal.**

Mobile home or trailer parks shall be served by a public sewage system or by a private disposal system which meets the sewer requirements of the state and city. Each mobile home space shall be provided with a satisfactory sewer connection. All sewage-disposal apparatus including appurtenances thereto, shall be provided, maintained, and operated so as not to create a nuisance or health hazard.

(Code 1977, § 14:207.3)

**Sec. 10-41. Refuse and garbage disposal.**

The storage, collection and disposal of refuse in a mobile home or trailer park shall be governed by the city solid waste and health ordinances governing solid waste storage, collection and disposal.

**Sec. 10-42. Register of occupants; report of communicable diseases.**

(a) Every mobile home or trailer park operator shall maintain a register containing a record of all occupants using the park. Such register shall be available to any authorized person inspecting the park, and shall be preserved for a period of at least one (1) year. Such register shall contain the names and addresses of all mobile home or trailer occupants stopping in the park.

(b) Every owner, operator, attendant, or other person operating a mobile home or trailer park shall notify the local health officer immediately of any suspected communicable or contagious disease within the mobile home park. In the case of diseases diagnosed by a physician as quarantinable, such owner, operator, attendant or other person operating a mobile home or trailer park shall notify the health officer of the departure or the proposed departure of a mobile home or its occupants, or the removal therefrom of clothing or other articles which have been exposed to infection.

(Code 1977, § 14:207.5)

**Sec. 10-43. Electricity.**

All electrical installations shall comply with city and state electrical and building codes, ordinances and laws.

(Code 1977, § 14:208.1)

**Sec. 10-44. Alterations and additions.**

Alterations and additions must comply with the city building code adopted in section 4-2.

(Code 1977, § 14:209)

#### **Sec. 10-45. Service building requirements.**

Each mobile home park or trailer park which accommodates trailers shall provide one (1) or more service buildings in accordance with the following specifications:

- (1) *Flush toilets, minimum distance from mobile home.* Flush toilets shall be placed in buildings which are not more than a maximum distance of two hundred fifty (250) feet from any mobile home or trailer nor less than fifteen (15) feet from any trailer or mobile home or any other structure. No service building shall be located within seventy-five (75) feet of any public street or highway.
- (2) *Light requirements.* The building shall be lighted with a light intensity of two (2) foot candles (lumens) measured at the darkest corner of the room.
- (3) *Construction requirements.* The building shall be a permanent structure of impervious material, adequately ventilated, and with all openings to the outside effectively screened, and be supplied with a floor drain and comply with the city building code.
- (4) *Toilet requirements.* Separate toilets shall be provided in the ratio of one (1) toilet for four (4) females and one (1) toilet for every six (6) males. In addition, every male toilet room shall have one (1) urinal for each sixteen (16) males, but in no case shall any male toilet room be without one (1) urinal.
- (5) *Lavatory requirements.* Toilet rooms shall contain one (1) lavatory with hot and cold running water for each two (2) toilets, but in no case shall any toilet room be without one (1) lavatory with hot and cold running water.
- (6) *Heat requirements.* Each service building shall have heating facilities to maintain a minimum temperature of seventy (70) degrees Fahrenheit when the outside temperature is minus fifteen (15) degrees Fahrenheit.
- (7) *Shower requirements.* Each service building shall have shower facilities in the ratio of one (1) shower with hot and cold running water for each eight (8) persons, but in no case shall any service building be without one (1) shower.

(Code 1977, § 14:210)

#### **Sec. 10-46. Penalties.**

Any person who violates any provision of this article may upon conviction be punished by a fine of not less than fifty dollars (\$50.00) nor more than one hundred dollars (\$100.00). Each day's failure of compliance with any such provision shall constitute a separate offense.

(Code 1977, § 14:211)

#### **Sec. 10-47. Conflict of ordinances.**

In any case where a provision of this article is found to be in conflict with a provision of any other ordinance or code of the city existing on the effective date of this article, the provision which establishes the higher standard for the promotion and protection of the health and safety of the people shall prevail.

(Code 1977, § 14:212.1)