Chapter 42 MANUFACTURED HOMES AND PARKS

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ARTICLE I. IN GENERAL

Secs. 42-1 – 42-30. Reserved.

ARTICLE II. MANUFACTURED HOME PARKS

DIVISION 1. GENERALLY

Sec. 42-31. Definitions.

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

**Agent** means any person authorized by the licensee of a manufactured home park or trailer park to operate or maintain such park under the provisions of this article. The licensee or his designated agent must live on the premises.

**Code enforcement officer** means the legally designated code enforcement officer of the city or his authorized representative.

**Driveway** means a minor private way used by vehicles and pedestrians on a manufactured home stand or used for common access to a small group of stands or facilities.

**HUD code manufactured home** means a structure , constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development, transportable in one or more sections, which in the traveling mode is eight body feet or more in width or 40 body feet or more in length or, when erected on site , is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems . The term does not include a recreational vehicle as that term is defined by 24 CFR 3282.S(g ).

License means a written license issued by the city allowing a person to operate and maintain a manufactured home park under the provisions of this article and regulations issued under this article.

**Licensee** means any person licensed to operate and maintain a manufactured home park under the provisions of this article.

**Manufactured home** means a HUD code manufactured home or a mobile home and collectively means and refers to both.

**Manufactured home park** means a unified development of manufactured home spaces arranged on a large tract or area under single ownership, meeting all requirements of this article, and designed to accommodate manufactured homes on a permanent basis.

**Manufactured home subdivision** means a unified development of manufactured homes situated on lots platted for such purpose, which lots may be sold to the owners of manufactured homes situated on such lots, meeting the requirements of chapter 54, and designed to accommodate manufactured homes on a permanent basis.

**Mobile home** means a structure that was constructed before June 15, 1976, transportable in one or more sections, which in the traveling mode is eight body feet or more in width or 40 body feet or more in length or, when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities , and includes the plumbing, heating, air conditioning and electrical systems.

**Permit** means a written permit of certification issued by the city permitting the construction, alteration or extension of a manufactured home park under the provisions of this article and regulations issued under this article.

**Service building** means a structure housing a toilet, lavatory and such other facilities as may be required by this article.

**Sewer connection** means the connection consisting of all pipes, fittings, and appurtenances from the drain outlet of a manufactured home to the inlet of the corresponding sewer riser pipe of the sewer system serving the manufactured home park.

**Sewer riser pipe** means that portion of a sewer lateral which extends vertically to the ground elevation and terminates at a manufactured home space.

**Space** means a plot of ground within a manufactured home park designed for the accommodation of one manufactured home unit. This term shall also include the terms "lot," "stand" and "stall."

**Water connection** means the connection consisting of all pipes, fittings, and appurtenances from the water riser pipe to the water inlet pipe of the distribution system within a manufactured home.

**Water riser pipe** means that portion of the water supply system serving a manufactured home park which extends vertically to the ground elevation and terminates at a designated point at a manufactured home space.

Ord. of 1-19-1999 26.0

Sec. 42-32. Management.

(a) Each manufactured home park shall be under the direct management of the owner or his agent or representative, for whose acts the owner 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 secretary. Such person must have adequate experience and capacity to supervise, manage, regulate, and control the park and maintain good sanitary conditions in and about the park.

(b) In addition to the specific duties prescribed by this article, the management of each manufactured home park shall take such measures as may be deemed to be necessary by the city to preserve the health, comfort and safety of all persons residing in the park and the general public.

(c) The city shall have the authority to issue licenses to operate a manufactured home park.

Ord. 1-19-1999 26.8

Sec. 42-33. Record of owners and occupants.

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

(1) The name and address of each occupant.

(2) The make, model and year of all automobiles and manufactured homes.

(3) The license number and owner of each manufactured home.

(4) The state issuing such license.

(5) The date of arrival and of departure of each manufactured home.

(b) The register referred to in subsection (a) of this section shall be kept in the manufactured home park office and shall be 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 three years following the year of entry.

Ord. 1-19-1999 26.9

Secs. 42-34 – 42-50. Reserved.

DIVISION 2. SITE PLAN AND REQUIREMENTS

Sec. 42-51. Generally.

Any development, redevelopment alteration or expansion of a manufactured home park in the city shall be done in compliance with the site requirements in this division.

Ord. 1-19-1999 26.1

Sec. 42-52. Site plan.

A site plan shall be filed with the city secretary showing the following:

(1) The area and dimensions of the tract of land.

(2) The number, location, and size of all manufactured home spaces.

(3) The location, width and specifications of roadways and walkways.

(4) The location and specification of water and sewer lines and riser pipes.

(5) The location and details of lighting and electrical systems.

(6) The location and specifications of all buildings constructed or to be constructed within the park.

(7) Such other information as municipal reviewing officials may reasonably require.

(8) Site plan and subdivision requirements must be adhered to in advance of any construction.

(9) The location and specifications of the required perimeter fencing.

Ord. 1-19-1999 26.1

Sec. 42-53. Location.

A manufactured home park shall be located only where such use is permissible under · the terms and provisions of chapter 70.

Ord. 1-19-1999 26.1

Sec. 42-54. Soil and ground cover.

Exposed ground surface in all parts of every manufactured home park shall be paved or protected with a vegetative growth that is capable of, within three months, preventing soil erosion and eliminating dust.

Ord. 1-19-1999 26.1

Sec. 42-55. Drainage.

The ground surface in all parts of a manufactured home park shall be graded and equipped to drain all surface water in a safe, efficient manner. The adequacy of drainage facilities shall be certified by a licensed professional engineer.

Ord. 1-19-1999 26.1

Sec. 42-56. Area, setback, and screening requirements.

Area, setback, and screening requirements shall be as follows:

(1) The minimum lot area shall be 4,500 square feet.

(2) Front yard setback shall be a minimum of 121/2 feet.

(3) The rear yard setback shall be a minimum of 7½ feet.

(4) In no case shall there be less than 25 feet of separation between homes.

Ord. 1-19-1999 26.1

Sec. 42-57. Density requirements.

Manufactured home parks shall have a maximum den sit y of nine units per gross acre with a minimum lot size of 45 feet by 100 feet. The maximum lot coverage shall be 25 percent as shown in appendix layout drawing A at the end of this chapter.

Ord. 1-19-1999 26.1

Sec. 42-58. Minimum size.

The minimum size of a manufactured home park is designated as MH 900 inside area square feet.

Ord. 1-19-1999 26.1

Sec. 42-59. Decal.

All manufactured homes shall be HUD approved and bear the required decal. All foundations must meet or exceed the standards required by FHA, VA, or other mortgage lenders and must be consistent with standards set by title II home mortgage insurance.

Ord. 1-19-1999 26.1

Secs. 42-60 – 42-80. Reserved.

DIVISION 3. REQUIRED IMPROVEME NTS AND SERVICES

Sec. 42-81. Access and traffic circulation.

(a) Gene rally. All manufactured home parks shall provide access and means of motor vehicle and pedestrian traffic circulation as provided in this sect ion.

(b) Access. Motor vehicle entrances and exits shall be designed for safe and convenient traffic movement from adjacent public streets and onto internal streets and shall be limited to one entrance.

(c) Internal streets.

(1) Internal streets shall be privately owned, built, and maintained, and shall be designed for safe and convenient access to all spaces and to facilities for common use of park residents. All streets shall have mountable concrete curbs and guttering as shown in appendix layout drawing B at the end of this chapter.

(2) On all internal streets, roads or driveways designed or intended to provide access to two or more spaces, there shall be 27 feet of pavement width, back-to-back of curb, with no on street parking, unobstructed for vehicular access at all times. Street right of way width shall be 50 feet.

(3) If such streets, roads, or driveways are designed or intended to be used also for vehicular parking, a parallel parking space shall be deemed to have a minimum width of 16 feet by ten feet of street, and no such parking space shall occupy or encroach upon the minimum unobstructed access prescribed in this subsection.

(4) Dead end streets shall be limited in length to 600 feet and shall be provided at the closed end with a turnaround having a radius of not less than 39 feet.

(d) Street specifications. Street specifications shall comply with the subdivision specification in chapter 54 in effect.

(e) Parking. Vehicular parking shall be provided, at least two spaces for each manufactured home space.

(f) Alleys. Alleys will be provided according to chapter 54 which pertains to subdivisions.

Ord. 1-19-1999 26.2

Sec. 42-82. Manufactured home spaces.

The area of a manufactured home space shall be improved to provide adequate support for the placement of the manufactured home, thereby securing the superstructure against uplift, sliding, rotation and overturning due to frost action, inadequate drain age, vibration or other forces acting on the structure.

Ord. 1-19-1999 26.3

Sec. 42-83. Water supply.

(a) General requirements. An accessible, adequate, safe, and potable supply of water shall be provided in each manufactured home park. A public supply of water of satisfactory quantity, qua lit y and pressure is available from the city; and a connection shall be made and its suppl y used exclusively.

(b) Source of supply. The source of water supply shall be as follows:

(1) The water source shall be capable of supplying a minimum of 150 gallons per day per manufactured home.

(2) Ever y line of the water supply system shall be located and constructed in such a manner that neither underground nor surface contamination will reach the water supply from any source.

(c) Water storage facilities. All water storage reservoirs shall be covered, watertight and constructed of impervious material. Overflows and vents of such reservoirs shall be effectively screened. Manholes shall be constructed with overlapping covers to prevent the entrance of contaminating material. Reservoir intake pipes shall discharge through an acceptable air gap. As a minimum requirement they shall meet the requirements of the state.

(d) Water distribution system. Water distribution shall be effected as follows:

(1) The water supply system of the manufactured home park shall be connected by pipes to all manufactured homes, buildings and other facilities requiring water. All water lines and fire hydrants required in a manufactured home park shall meet the requirements for a residential development as set forth in chapter 54.

(2) All water piping, fixtures and other equipment shall be constructed and maintained in accordance with state and local regulations and requirements and shall be of a type and in locations approved by the code enforcement officer and fire marshal.

(3) The water piping system shall not be connected with non-potable or questionable water supplies and shall be protected against the hazards of backflow or back siphonage from each manufactured home installation or other facility.

(4) The system shall be so designed and maintained as to provide a pressure of not less than 35 pounds per square inch, under normal operating conditions, at service buildings and other locations requiring potable water supply.

(e) Individual water riser pipes and connections. Individual water riser pipes and connections shall be installed and located as follows:

(1) Individual water riser pipes shall be located within the confined area of the manufactured home space at a point where the water connection will approximate a vertical position.

(2) Water riser pipes shall extend at least four inches above the ground elevation. The pipe shall be at least three-quarter inch. The water outlet shall be capped when a manufactured home does not occupy the space.

(3) Adequate provisions shall be made to prevent freezing of service lines, valves, and riser pipes and to protect risers from the heaving and thawing actions of the ground during freezing weather. Surface drainage shall be diverted from the location of the riser pipe.

Ord. 1-19-1999 26.4

Sec. 42-84. Sewage disposal.

(a) General requirements. An adequate and safe system shall be provided in all manufactured home parks for conveying and disposing of all sewage. Such systems shall be designed, constructed, and maintained in accordance with state and local laws. The sewer system shall be connected to the existing public sewer system of the city.

(b) Sewer lines. All sewer lines shall be located in trenches of sufficient depth to be free from breakage from traffic or other movements and shall be separated from the park water supply systems at a safe distance in accordance with the state requirements. Sewers shall be at a grade which will ensure a velocity of two feet per second when flowing full. All sewer line constructions shall meet the subdivision requirements in chapter 54, and all plumbing in a manufactured home placed in the park shall meet the plumbing code requirements as adopted by the city.

(c) Individual sewer connections. Individual sewer connections shall be as follows:

(1) Each manufactured home stand shall be provided with at least a four-inch diameter sewer riser pipe. The sewer riser pipe shall be so located on each stand that the sewer connection to the manufactured home drain outlet will approximate a vertical position.

(2) The sewer connection shall have a nominal inside diameter of at least three inches, and the slope of any portion shall be at least one quarter inch per foot. The sewer connection shall consist of one pipeline only without any branch fittings. All joints shall be watertight.

(3) All materials used for sewer connections shall be submerged, corrosion resistant, nonabsorbent, and durable. The inner surface shall be smooth.

(4) The sewer riser pipe shall be capped when a manufactured home does not occupy the lot. Surface drainage shall be diverted away from the riser. The rim of the riser pipe shall extend at least four inches above ground elevation.

(d) Sewage treatment and/ or discharge. The sewer lines of the manufactured home park shall be connected to the public sewer of the city.

Ord. 1-19-1999 26.5

Sec. 42-85. Electrical distribution system.

(a) General requirements. Every manufactured home park shall contain an electrical wiring system consisting of wiring, fixtures, equipment, and appurtenances, which shall be installed and maintained in accordance with applicable codes and regulations governing such system.

(b) Individual electrical connections. Individual electrical connections shall be established as follows:

(1) Each manufactured home lot shall be provided with an approved disconnecting device and overcurrent protective equipment. The minimum service per outlet shall be 120/240 volts AC, 60 amperes.

(2) Outlets (receptacles or pressure connectors) shall be housed in a weatherproof outlet box and shall be located not more than 25 feet from the overcurrent protective device in the manufactured home. A three pole, four wire grounding type shall be used.

(3) Receptacles, if provided, shall be in accordance with American Standard Outlet Receptacle C 73.I.

(4) Connectors, if not substituted by more than one receptacle, shall be provided where the calculated load of the manufactured home is more than 50 amperes.

(5) The manufactured home shall be connected to the outlet box by an approved type of flexible supply cord with a male attachment plug or with pressure connectors.

Ord. 1-19-1999 26.6

Sec. 42-86. Storage, collection and disposal of garbage and rubbish.

(a) Tightly covered metal garbage and trash containers of adequate size to serve the manufactured home park shall be provided by the manufactured home park in quantities adequate to permit disposal of all garbage and rubbish. Garbage and trash containers shall be located not further than 200 feet from any manufactured home space. The containers shall be kept in sanitary condition at all times.

(b) It shall be the duty of the owner of a manufactured home park, or his agent, representative or manager, to provide for the collection and removal of garbage and rubbish as frequently as may be necessary to ensure that the garbage cans shall not overflow.

Ord. 1-19-1999 26.10

Sec. 42-87. Revocation of license.

The city council may revoke any license to maintain and operate a manufactured home park when the licensee has been found guilty by a court of competent jurisdiction of violating any provisions of this article.

Ord. 1-19-1999 26.11

Sec. 42-88. Service building and other community service facilities.

(a) Office required. Each manufactured home park shall be provided with an office.

(b) Required community sanitary facilities. Every park shall be provided with emergency sanitary facilities consisting of not less than one flush toilet and one lavatory per sex for each 50 manufactured home lots, or fractional part, which shall be accessible to all manufactured homes.

(c) Required grounding. All exposed non-current carrying metal pails of manufactured homes and all other equipment shall be grounded by means of an approved grounding conductor with branch circuit conductors or other approved method of grounding metallic wiring. The neutral conductor shall not be used as an equipment ground for manufactured homes or other equipment.

Ord. 1-19-1999 26.7