

Chapter 31
Mobile Homes

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Article I, Definitions

Sec. 31.1 Definitions

Accessory structure. A detached subordinate building or structure located on the same site as the mobile home which it serves.

Building official. The official charged with the responsibility of administering this ordinance.

Individually platted lot. Means any lot not part of a new subdivision created after the adoption of this ordinance.

Cul-de-sac. A driveway having one end open to traffic and the other end terminated by a vehicular turn-around; a dead end driveway

Mobile Home. Means a movable or portable dwelling over thirty-two feet in length and eight feet or over in width, constructed to be towed on its own chassis and designed without a permanent foundation for year-round occupancy, which includes one or more components that can be retracted for towing purposes and subsequently expanded for additional capacity or of two or more units separately towable but designed to be joined into one integral unit, as well as a portable dwelling composed of a single unit.

The term mobile home used in these regulations shall not include prefabricated, modular or unitized dwellings placed on permanent foundations, nor shall it refer to travel trailers, campers or similar units designed for recreation or other short term uses.

(a) *Double-wide mobile home.* A doublewide mobile home is a mobile home consisting of two sections combined horizontally at the site while still retaining their individual chassis.

(b) *Expandable mobile home.* An expandable mobile home is a mobile home with one or more room sections that fold, collapse, or telescope into the principle unit when being transported and which can be expanded at the site to provide additional living area.

Mobile home lot. That portion of a mobile home park that is reserved for occupancy by a single mobile home unit and its accessory buildings or structures and uses.

Mobile Home Park or mobile home/camper campground. A parcel of land in single ownership used or set apart for the purpose of supplying parking space for two or more mobile homes and which includes buildings, structures, vehicles, or enclosures used or intended for use as a part of such mobile home park.

Property line. The platted boundary of a mobile home park.

Roadway. A minor private right-of-way used by vehicles and pedestrians of a mobile home park for access.

Service building. A structure housing toilet and bathing facilities, maintenance equipment or such other facilities as may be allowed by this ordinance

Subdivision. The division of a single parcel into two or more parcels.

Tandem parking. Any parking facility when fully occupied denies one or more vehicles free access to a driveway or street.

Article II, Administration

Sec. 31.5 Development Plan Approval for a Mobile Home Park or Subdivision.

In order to construct, alter or expand a mobile home park a developer must secure approval of a development plan from the town planning commission (hereafter referred to as the planning commission). Said plan must be submitted at least thirty (30) days prior to the time a construction permit will be requested. The development plan shall contain the following:

- (a) Name and address of the applicant.
- (b) Name and address of the mobile home park.
- (c) Location and legal description of the property.
- (d) Six complete copies of the plot plan prepared by a registered professional engineer or land surveyor at a scale of 1"=100' and showing the following:

- (1) the total park area, including the shape and dimensions of the site and North arrow
- (2) all existing and/or proposed structures, facilities, and lots
- (3) a topographic map showing existing and proposed grades at five-foot contour intervals.
- (4) location, size and number of proposed and existing mobile home lots and all existing and/or proposed automobile parking areas
- (5) location, width and surface of all existing and proposed roads, entrances, exist, and walkways
- (6) location and size of all existing and proposed utilities, and
- (7) such further information as may be requested by the planning commission.

Sec. 31.6 Issuance of Construction Permit.

In order to obtain a construction permit, the developer shall submit one copy of the approved development plan including all necessary endorsements to the building official. Issuance of a construction permit will allow the developer to start construction.

Sec. 31.7 Application for an Operation Permit

Application for an operation permit shall be in writing, signed by the applicant, and shall contain the following:

- (a) Name and address of the applicant
- (b) Name and address of the mobile home park
- (c) The anticipated number of owner occupied and renter occupied mobile homes to be located in any newly constructed Mobile Home Park or extension to an existing mobile home park

Sect. 31.8 Permit Fee

The application for an operation permit shall be submitted with a fee of \$1,500 for the mobile home park and an additional fee of \$100 for each developed mobile home lot

Existing mobile home parks, which do not expand, are exempt from the permit fee but are required to register and furnish information required under section 31.11 of this ordinance.

Sec. 31.9 Final Inspection

Final inspection of the mobile home park for conformance with the approved plan shall be conducted by the building official prior to issuing an operation permit.

Sec 31.10 Issuance of an operation permit

Upon approval of the application the owner and/or operator shall be eligible for the issuance of an operation permit.

Prior to the occupancy of any mobile home park or lot contained in the approved development plan the owner and/or operator must have in his possession an operation permit. The operation permit must be openly displayed in the mobile home park office.

Sec. 31.11 Renewal of an operation permit

The operation permit shall be renewed annually. The renewal application shall be accompanied by a fee of \$500.

Application for renewal of a permit shall be in writing by the holder of the permit to be renewed and shall contain the following:

1. Name and address of the applicant
2. Name and address of the mobile home park
3. The number of mobile homes renter occupied in the mobile home park
4. Any change in the information submitted since the original permit was issued or the last renewal granted

Sec. 31.12 Enforcement

After the effective date of these regulations any person seeking to construct a new park shall conform to the regulations set forth in this ordinance.

When an existing mobile home park is enlarged and expanded, the entire park shall be required to conform to these regulations, including all utilities to existing units.

The provisions of these regulations shall be enforced by the building official. The building official shall have the right to enter any property for the purpose of making inspections necessary to carry out the enforcement of these regulations.

Any person who violates these regulations shall upon conviction thereof be fined as set forth in Section 15.4 of this Code. Each day such violation continues shall be considered a separate offense.

Article III, Regulations for mobile home parks

Sec. 31.15 In general

1. The minimum area for a mobile home park shall be six (6) acres.
2. the maximum number of mobile homes per acre shall not exceed eight (8).
3. All new parks must have a minimum of 50 percent of the lots completed with all utilities, including roadways, before any lot can be occupied.
4. A mobile home park or additions to mobile home parks shall be located on a well-drained site.
5. All mobile homes and all buildings or structures within a mobile home park shall have a minimum setback of 25 feet from the parks front property line and 25 feet from all rear and side property lines, The setback area must remain open except for permitted signs and planted strips, and must not be used for parking or for refuse receptacles.
6. A mobile home park shall be effectively screened along all property lines by a planting of evergreen trees or shrubs, designed to be at least five feet high and four feet deep at maturity. In lieu of such a planting strip, a masonry wall or fence at least five feet high and designed to provide equivalent screening may be provided.
7. Mobile home park signs may be located within the setback area.
8. Signs shall not exceed a combined total area of 40 square feet per Mobile Home Park. Signs may be illuminated or non-illuminated, if illuminated must be back lot.
9. All new mobile home parks shall reserve and develop a minimum of ten percent of its land area for recreational purposes.
10. No recreational area shall be less than 300 square feet in area.
11. In order to expand an existing park, a recreation area equal to 10 percent of the gross park area (existing plus proposed area) must be provided within the park boundary.
12. A park office, Laundromat, maintenance building and recreation facilities are permitted in the mobile home park for the convenience of the park occupants only, no non-park residents may use the facility.

Sec. 31.16 Parking, roadways

Parking

1. A minimum of two parking spaces shall be provided for each mobile home. Parking spaces shall be within 300 feet of the mobile home.
2. Tandem parking is prohibited.
3. Parking spaces will be paved and properly marked and lighted.
4. Concrete curbs or other appropriate car stops shall be installed at the end of all "head-in" parking bays.

Roadways

1. Roadways will not be dedicated as public streets, but will be maintained by the mobile home park area.
2. Roadways will have a minimum paved width of 20 feet exclusive of parking
3. All roadways shall be paved in accordance with the standards of the town
4. No access roadway to a mobile home park shall be located closer than 150 feet to any public street.
5. The number of entrances and/or exits shall not exceed the ratio of 150 feet of park frontage. Parks with less than 150 feet frontage are only allowed one combination ingress and egress road.
6. All roadway intersections shall be provided with a streetlight.
7. All dead-end roadways shall terminate in a cul-de-sac with a minimum turning radius of 40 feet, exclusive of parking. In lieu of a cul-de-sac other methods to achieve vehicular turn around may be approved by the planning commission

7. Each mobile home shall be provided with either a concrete or asphalt pad at least four (4) inches in depth or of sufficient size to support the weight of the mobile home. When piers are used, a 24"x24"x12" deep footer for each pier shall be constructed.
8. Mobile homes are required to connect all utilities, except gas, and telephone.
9. Mobile homes are required to have a brick curtain wall around the entire unit.
10. Mobile homes are required to have the tongue and axles removed prior to connecting the curtain wall to the unit. No occupancy permit will be issued unless an inspection has been completed.
11. The front door of the mobile home must face the road.
12. No manufactured home more than five years old will be placed or moved into the town and shall meet the provisions of the 2000 Standard Building Code and that is not in place at the enactment of this ordinance.
13. All mobile homes will be anchored.
14. The mobile home dimensions will be a minimum of 24 feet by 60 feet.
15. No occupancy permit will be issued until all of the above requirements are met.

Article IV, Mobile home lot regulations

Sec 31.20 Mobile Homes within a Mobile Home Park

1. All mobile home lots shall front upon a roadway.
2. No more than one (1) mobile home shall occupy one (1) lot.
3. All mobile home lots shall have a minimum area of 4,000 square feet.
4. A mobile home shall not cover more than 25 percent of the lot on which it stands.
5. There shall be a minimum distance of 30 feet between the mobile home or any other building or structure and the abutting park roadway.
6. Mobile homes shall be placed at least 30 feet apart.
7. Mobile homes shall be at least 30 feet from any common buildings
8. No accessory structure shall be erected within five feet of any mobile home or within 30 feet of any common building (i.e. offices or laundry facilities).
9. Each mobile home shall be provided with either a concrete or asphalt pad at least four (4) inches in depth or of sufficient size to support the weight of the mobile home. When piers are used, a 24"x24"x12" deep footer for each pier shall be constructed.
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15. All mobile homes will be anchored.
16. The mobile home dimensions will be a minimum of 24 feet by 60 feet.
17. No occupancy permit will be issued until all of the above requirements are met.

Sec 31.21 Mobile Homes on Individually Platted Lots

1. All mobile home lots shall front upon a roadway.
2. No more than one (1) mobile home shall occupy one (1) lot.
3. All mobile home lots shall have a minimum area of 4,000 square feet.
4. A mobile home shall not cover more than 25 percent of the lot on which it stands.
5. Mobile homes shall be placed at least 30 feet apart.
6. No accessory structure shall be erected within five feet of any mobile home.