

## CHAPTER 145

# MOBILE HOMES

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**145.01 DEFINITIONS.** For use in this chapter, the following words and phrases are defined:

1. "Annex" means an accessory structure attached and appurtenant to a mobile home other than a porch or entryway that exceeds four (4) feet by six (6) feet in size.
2. "Dwelling standards" apply to all new dwellings for which building permits have been issued on or after March 1, 1991:
  - A. The dwelling shall be affixed to a permanent foundation system which shall be constructed of masonry, concrete or treated wood in compliance with *Uniform Building Code* Standard No. 29-3, and in all cases shall extend below the frost line. Footings of concrete and masonry shall be of solid material. Bearing walls shall be supported on masonry or concrete foundations. Piles will not be approved for the bearing walls.
  - B. The average width and length of the main body of the dwelling shall be a minimum of 20 feet as measured from at least three points at least 10 feet apart on the dwelling.
3. "Independent mobile home" means a mobile home which has a flush toilet and a bath or shower.
4. "Inspector" means the City Building Inspector or an authorized representative.
5. "Manufactured home" (modular home) means a factory built structure, which is manufactured or constructed under the authority of 42 U.S.C. Sec. 5403 and is to be used as a place for human habitation, but which is not constructed or equipped with a permanent hitch or other device allowing it to be moved other than for the purpose of moving to a permanent site, and which does not have permanently attached to its body or frame any wheels or axles.

*(Code of Iowa, Sec. 414.28)*
6. "Mobile home" means any vehicle without motive power used or so manufactured or constructed as to permit its being used as a conveyance upon the public streets and highways and so designed, constructed, or reconstructed as will permit the vehicle to be used as a place for human habitation by one or more persons; but also includes any such vehicle with motive power not registered as a motor vehicle in Iowa.

*(Code of Iowa, Sec. 135D.1[1])*
7. "Mobile home park" means any site, lot, field, or tract of land upon which two or more occupied mobile homes are harbored, either free of charge or for revenue purposes, and includes any building, structure, tent, vehicle, or enclosure used or intended for use as part of the equipment of such mobile home park. The term "mobile home park" is not to be construed to include mobile homes, buildings, tents or other structures temporarily maintained by any individual, educational institution, or company on said entity's own premises and used

exclusively to house said entity's own labor or students. The mobile home park shall meet the requirements of any zoning regulations that are in effect.

*(Code of Iowa, Sec. 135D.1[2])*

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

9. "Park" means a mobile home park.

10. "Permittee" means any person to whom a permit is issued to establish a mobile home park under the provisions of this chapter.

11. "Trailer" means any vehicle or similar portable structure having been constructed with wheels, whether or not such wheels have been removed, and having no foundation other than wheels, jacks or skirtings and so designed or constructed so it is not used for dwelling or sleeping purposes.

#### **145.02 LOCATION OF MOBILE HOMES.**

1. A mobile home and/or travel trailer shall not be located upon a site or space other than in a mobile home park, except that a temporary permit for a period of two weeks may be granted by the Inspector or designated official, for transient mobile homes and/or travel trailers; a fee in an amount to be set by resolution of the Council shall be charged for a temporary permit.

2. One mobile home may be placed on a farm in a "U-1" Unclassified District in addition to an existing permanent dwelling, provided the occupant of said mobile home is active in the conduct of agricultural operation of said farm. Said farm shall not be less than eighty (80) acres in size. The above provision is not to be construed to permit two mobile homes in one farm. A mobile home shall never be allowed to be a single principal dwelling on a farm. If the occupant ceases to be active in the conduct of the agricultural operation of the farm or if the property is rezoned to another classification other than U-1, Unclassified District, the mobile home shall be removed immediately.

3. A mobile home and/or trailer may occupy a space or site other than a mobile home park if the mobile home and/or trailer will not be used as a dwelling unit and only if a building permit has been issued for a permanent structure for the use in question. Temporary occupancy shall be allowed for a specific time period after recommendation of the City Building Inspector and approval of the Council. A fee in an amount to be set by resolution of the Council shall be charged for a temporary permit. The mobile home and/or trailer shall be removed immediately after final inspection of the permanent structure and any utilities to the temporary mobile home and/or trailer shall be vacated or capped.

**145.03 SUPERVISION OF MOBILE HOME PARKS.** The permittee under this chapter or a duly authorized attendant or caretaker shall be in charge at all times to keep the mobile home park, its facilities, and equipment in a clean, orderly, and sanitary condition. The attendant or caretaker shall be liable, with the permittee, for the violation of any provision of this chapter to which the permittee is subject.

**145.04 NONCONFORMING PARKS.** A mobile home park that is in existence but does not meet minimum requirements of this chapter shall be allowed to continue its operation as a nonconforming use, but cannot expand, remodel, or change its mode of operation without updating the mobile home park to the requirements of this chapter.

**145.05 SURETY BOND.** Before any permit required by this chapter may be issued, the applicant therefor must furnish a bond in the form and conditioned as prescribed by the Inspector or designated

official to be approved by the Council and conditioned for the faithful observance of the laws of the State and the provisions of this Code of Ordinances. The amount of said bond shall be five thousand dollars (\$5,000.00).

**145.06 APPLICATION FOR PERMIT.** Prior to establishing a mobile home park, a permit must be obtained.

1. Application for the mobile home park permit shall be filed with the Inspector. The application shall be in writing, signed by the applicant and shall include the following:
  - A. The name and address of the applicant.
  - B. The location and legal description of the mobile home park.
  - C. A complete plan of the park as prepared by an engineer in conformity with the requirements for a mobile home park plan established in this chapter, where applicable.
  - D. Plans and specifications of all buildings, improvements, and facilities constructed or to be constructed within the mobile home park.
  - E. Such further information as may be requested by the Inspector to enable said official to determine if the proposed park will comply with legal requirements.
2. The application and all accompanying plans and specifications shall be filed in triplicate. The Inspector shall investigate the applicant and inspect the application and proposed plans and specifications. The proposed mobile home park will, when constructed or altered in accordance with such plans and specifications, be in compliance with all provisions of this chapter and all other applicable provisions of this Code of Ordinances. The Inspector shall approve the application and, upon completion of the park according to the plans, shall issue the permit.

**145.07 LOCATION; WALL OR FENCE REQUIRED.** A mobile home park may be located in any district as provided by the Zoning Ordinance. Where any boundary of a park directly abuts property which is improved with a permanent residential building located within twenty-five (25) feet of the boundary or directly abuts unimproved property which may under existing laws and regulations be used for permanent residential construction, a fence, wall, or hedge shall be provided along such boundary.

**145.08 PARK DESIGN REQUIREMENTS.** The mobile home park shall conform to the following requirements:

1. The park shall be located on a well-drained site, properly graded to ensure rapid drainage and free from stagnant pools of water with an adequate storm sewer and connected to the nearest storm sewer facilities available that will handle the flow.
2. Each mobile home park shall provide individual mobile home spaces and each such space shall be clearly defined or delineated. Each individual space shall have an area not less than the minimum area requirements of the zoned district in which the park is located, but in no case shall the area requirements for each individual space be less than 3,000 square feet per space, and with a width no less than 30 feet.
3. Each mobile home space shall be provided with a paved patio of at least 80 square feet.
4. Mobile homes shall be so located on each space that there shall be at least a 20-foot clearance between mobile homes; however, with respect to mobile homes parked end-to-end, clearance is to be not less than 20 feet. In determining the clearance requirements, an annex shall be considered an integral part of the mobile home; however, where the annex is less than half of the length of the mobile home to which it is attached, the clearance may not be less than 20 feet.

No mobile home shall be located closer than 20 feet from any building within the mobile home park or from any property line bounding the mobile home park.

5. All mobile home spaces shall have access to a roadway of not less than 20 feet in width, excluding parking. Where parking is permitted along such roads, an additional 6 feet of road for parallel parking and additional 16 feet of road for diagonal parking shall be provided on each side of the road on which parking is permitted, which shall have unobstructed access to a public street, alley, or highway and the sole vehicular access shall not be by an alley, and all dead-end roadways shall include adequate vehicular space or cul-de-sac.

6. Walkways not less than two feet wide shall be provided from the mobile home spaces to the roadways.

7. Walkways and roadways shall be all-weather, hard-surfaced, dust-free material, using a type of construction approved by the City Building Inspector. These walkways and roadways shall be properly maintained and shall be lighted at night.

8. An electrical outlet supplying at least 220 volts shall be provided for each mobile home space with a minimum 100-ampere individual service.

9. Each park shall provide two off-street automobile parking spaces, with a minimum of 360 square feet, for each mobile home space, which may be included within the square-foot requirements of the lot.

**145.09 WATER SUPPLY.** An adequate supply of pure water for drinking and domestic purposes shall be supplied by pipes to all buildings and mobile home spaces within the park, to meet requirements of the park. Each mobile home space shall be provided with a cold water tap of ¾-inch pipe above the ground. An adequate supply of hot water shall be provided at all times in the service buildings for washing and cleansing facilities. Any changes, alterations, and additions to the water supply system shall be with the approval of the Water Board.

**145.10 SERVICE BUILDINGS.**

1. Service buildings housing sanitation facilities shall be permanent structures complying with all applicable statutes and provisions of this Code of Ordinances regulating buildings, electrical installations, and plumbing and sanitation systems.

2. The service buildings containing laundry facilities or common restrooms shall be well lighted.

3. All service buildings and the grounds of the park shall be maintained in a clean, sightly condition, and kept free of any condition that will menace the health of any occupant or the public or constitute a nuisance.

4. All other buildings shall be constructed and maintained according to *Uniform Building Code* and Zoning Ordinance.

**145.11 SEWAGE DISPOSAL.**

1. Waste from showers, bathtubs, flush toilets, urinals, lavatories, and slop sinks in service and other buildings within the mobile home park shall be discharged into the public sewer system in compliance with applicable provisions of this Code of Ordinances.

2. Each mobile home space shall be provided with a sewer at least four (4) inches in diameter, which shall be connected to receive the waste from the shower, bathtub, flush toilet, lavatory, and kitchen sink of the mobile home harbored in the space and having any or all of such

facilities. The sewer in each space shall be connected to discharge the home waste into the public sewer system in compliance with applicable provisions of this Code of Ordinances.

**145.12 GARBAGE DISPOSAL.** Refuse containers with covers shall be provided in quantities adequate to permit disposal of all garbage and rubbish. Refuse containers shall be located not farther than 300 feet from any mobile home space. The containers shall be kept in sanitary condition at all times. Garbage and rubbish shall be collected and disposed of as frequently as may be necessary to ensure that the garbage shall not overflow.

**145.13 FIRE PREVENTION.**

1. Standard fire hydrants shall be located within 300 feet of each mobile home.
2. Natural and liquefied petroleum products may be used at individual mobile home spaces; provided that the installations comply with the City Gas Piping Code.
3. No open fires shall be permitted at any place which may endanger life or property. No fires shall be left unattended at any time.

**145.14 MOBILE HOME TIE DOWNS.** All mobile homes shall be anchored to the ground with tie downs with a tensile strength of 2,800 pounds. Regulations and standards for acceptable tie downs shall be such standards as set by the State and Federal governments. The Inspector shall regularly inspect all mobile homes and issue a warning or citation to those that do not have adequate tie downs to comply.

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