

CHAPTER 23

TRAILER PARKS AND MOBILE HOMES

Article 1. Definitions

Sec. 23-1. Establishment of Rules and Regulations. *[Amended 4/2001, Ord. No. 01-1014; 5/2007, Ord. No. 07-1045]*

This chapter shall be known and may be cited as the Wilburton Trailer Park and Mobile Home Rules and Regulations.

Sec. 23-2. Definitions. *[Amended 12/2000; Ord. No. 01-1011]*

1. Dependent Mobile Home means a mobile home which does not have a flush toilet and a bath or shower. For purposes of regulation under this ordinance, a dependent mobile home shall be considered to be the same as a dependent travel trailer unless otherwise specified.
2. Dependent Travel Trailer means a travel trailer which does not have a flush toilet and a bath or shower.
3. Independent Mobile Home means a mobile home which has a flush toilet and a bath or shower. Unless otherwise indicated in the text of this ordinance, the term "Mobile Home" shall mean an independent mobile home and/or independent travel trailer.
4. Independent Travel Trailer means a travel trailer which has a flush toilet and a bath or shower.
5. Health Officer means the legally designated health authority of the city, or his authorized representative.
6. Inspection Officer means the superintendent of building construction of the city, or his authorized agent.
7. Licensee means any person licensed to operate and maintain a mobile home park under the provisions of this ordinance.
8. Mobile Home means a single-family dwelling designed for transportation on streets and highways on its own wheels or on flat-bed or other trailers, both highway and rail, and arriving at the site where it is to be occupied as a dwelling

complete and ready for occupancy, except for minor and incidental unpacking and assembling operations, location on jacks or permanent foundations, connection to utilities, and similar operations. Unless otherwise indicated in the text of this ordinance, the term "Mobile Home" shall refer to an "Independent Mobile Home" as defined in (3) above, or an independent travel trailer as defined in (4) above.

9. Mobile Home Park means any plot of ground upon which two or more mobile homes occupied for dwelling or sleeping purposes are located, regardless of whether or not a charge is made for such accommodations.
10. Mobile Home Space means a plot of ground within a mobile home designed for the accommodations of one mobile home, and not located on a mobile home sales lot.
11. Mobile Home Subdivision means a subdivision designed and intended for residential use where residence is in mobile home exclusively, and mobile home lots are sold for occupancy.
12. Non-residential Mobile Trailer means any vehicle having the basic characteristics of either a mobile home or travel trailer, but which is used for purposes other than residential and is not being offered for sale (as indicated by a clearly displayed sign on or near the trailer).
13. Park means a mobile home and/or travel trailer park.
14. Permittee means any person to whom a temporary permit is issued to maintain or operate a mobile home park under the provisions of this ordinance.
15. Person means natural individual, firm, trust, partnership, association, or corporation.
16. Public Water System or Public Sewer System means any such system built and owned by, or dedicated to and accepted by, the city; all other such systems are private.
17. Rural means any area shown on the City Area General Plan for suburban or rural development and which is zoned agriculturally.
18. Service Building means a building housing toilet and bathing facilities for men and/or women, and may also include buildings containing laundry facilities and other facilities as required by this ordinance or desired by the park operator.
19. Subdivision means mobile home subdivision unless otherwise indicated.
20. Travel Trailer Park means any plot of ground within a park designed for accommodation of one travel trailer.

21. Travel Trailer Space means a plot of ground within a park designed for accommodation of one travel trailer.
22. Urban means any area shown on the City Area General Plan for urban intensity development.
23. Free Standing Mobile Home means any mobile home or travel trailer not located in a mobile home park or travel trailer park respectively, licensed by the city, or in an approved mobile home subdivision.
24. Manufactured Home means a structure, transportable in one or more sections, which in the traveling mode, is eight feet more in width or forty feet or more in length, or when erected or placed on site, is three hundred twenty or more square feet, and which is built on a permanent chassis and designed to be used as single dwelling with a permanent foundation when connected to the required utilities and included the plumbing, heating, air conditioning, and electrical systems contained therein.



Article 2. License and Permit

Sec. 23-3 License Required.

1. It shall be unlawful and an offense for any person to construct, maintain or operate a mobile home park or travel trailer park within the limits of the city unless he holds a valid license.
2. This license will be issued upon original application and annually thereafter.
3. Any mobile home park or travel trailer park in existence on the effective date of this ordinance shall not be governed by this ordinance and may continue under conditions described below.
4. Application shall be made to the City Clerk and/or Inspection Officer of the City who shall issue a license upon compliance by the applicant with all provisions of this ordinance.
5. Every person holding such a license shall notify the City thirty (30) days after having sold, transferred or otherwise disposed of interest in or control of mobile home park.
6. Such notice shall include the name and address of the person succeeding to the ownership or control of such mobile home park or travel trailer park.

Sec. 23-4. Application for License.

Application for original license shall be in writing, signed by the applicant, and accompanied by an affidavit of the applicant as to the truth of the application and shall contain the following:

1. Name and address of the applicant.
2. The interest of the applicant in, and the legal description of the park.
3. A complete plan of the park showing compliance with all applicable provisions of this ordinance and regulations promulgated thereunder.
4. Such further information may be requested by the Health and/or Inspection Officers.

Sec. 23-5. Details of Plan.

A complete plan for the purpose of obtaining a license to be issued shall show:

1. The area and dimensions of the tract of land.
2. The number, locations and size of all mobile home or travel trailer spaces.
3. The location and width of roadways, walkways, buffer strips and recreational areas.
4. The location of service buildings and other proposed structures.
5. The location and size of utility lines and treatment facilities.
6. Plans and specifications of all buildings and other improvements constructed or to be constructed within the park.

Sec. 23-6. Suspension of License.

1. Whenever the Health and/or Inspection Officer finds conditions existing in violation of this ordinance, or of any regulation adopted pursuant thereto, he (or they) shall give notice in writing to the person to whom the license was issued that unless such conditions or practices be corrected within a reasonable period of time specified in the notice the license will be suspended.
2. At the end of such period, not to exceed ninety (90) days, the Health and/or Inspection Officer shall re-inspect such park and if such conditions or practices have not been corrected, he shall suspend the license and give notice in writing of such suspension of the person to whom the license was issued.
3. Upon receipt of notice of suspension such person shall cease operation of such park, except as provided in Section 23-10(2).

Sec. 23-7. Appeal of Suspension.

Any person whose permit has been denied, suspended, or who has received notice from the Health and Inspection Officers that his permit will be suspended unless certain conditions or practices at the park are corrected, may request and shall be granted a hearing on the matter before the City Council; provided that when no petition for such hearing shall have been filed within ten (10) days following the day on which notice of

suspension was served, such license shall be deemed to have been automatically revoked at the expiration of such ten (10) day period.

Sec. 23-8. License Fees and Temporary Permits.

The City Clerk shall charge and collect for each mobile home park and/or travel trailer park an initial license or temporary permit of not to exceed five dollars (\$ 5.00) per year. The initial license or temporary permit shall expire on December 31 of each year after issuance and shall be renewable on January 1 and each year thereafter.

Sec. 23-9. Inspection of Mobile Home Parks and Travel Trailer Parks.

1. The Health and Inspection Officers are hereby authorized and directed to make inspections to determine the condition of mobile home parks and travel trailer parks located within the city in order to perform their duty of safeguarding the health and safety of occupants of mobile home parks and of the general public.
2. The Health Officer shall have the power to inspect the outside premises of private or public property for the purposes of inspecting and investigating conditions relating to the enforcement of this ordinance or of regulations promulgated thereunder.
3. The Health and Inspection Officers shall have the power to inspect the register containing a record of all mobile homes and occupants using the park.
4. It shall be the duty of every occupant of a park to give the owner thereof or his agent or employee access to any park of such mobile home or travel trailer park or their outside premises at reasonable times for the purpose of making such repairs or alterations as are necessary to effect compliance with this ordinance or with any lawful regulations adopted thereunder, or with any lawful order issued pursuant to the provision of this ordinance.

Sec. 23-10 Notices, Hearings, and Orders.

1. Whenever the Health and/or Inspection Officer determines violations of health, welfare, or safety regulations exist, he shall notify the licensee or permittee of such alleged violation. Such notice shall:
 - a. Be in writing.
 - b. Include a statement of the reasons of its issuance.

- c. Contain an outline of remedial action which, if taken, will effect compliance with provisions of this ordinance and other pertinent regulations.
 - d. Allow a reasonable time not to exceed 90 days for the performance of any act it requires.
 - e. Be served upon the owner or his agent as the case may require; provided, that such notice or order shall be deemed as properly served upon the owner or agent when a copy thereof has been sent by certified mail to his last known address.
2. Any person affected by any notice issued under this ordinance or resulting regulations, may request, and shall be granted, a hearing on the matter before the city council; provided, that such person shall file with the Inspection Officer a written request for such hearing and setting forth briefly the grounds for such request within ten (10) days after the day the notice was served. The filing of such request shall stay the notice of suspension of permits and licenses except in cases of order issued under Section 23-10(4). The hearing shall be held at the next council meeting for which the agenda has not been completed, or at a later meeting if so requested by the petitioner, should the Inspection Officer determine sufficient cause for such delay exists.
3. After such hearing, the Health and Inspection Officer shall compile the findings of the city council as to compliance with this ordinance and pursuant regulations and shall issue an order in writing sustaining, modifying or withdrawing the prior notice which shall be served as provided in Section 23-10, providing, what happens than shall allow the permittee to file an appeal to the District Court. Upon failure to comply with such order, the permit of the mobile home park or travel trailer park shall be revoked.
4. Whenever the Health and/or Inspection Officer finds that an emergency exists which requires immediate action to protect the public health, he may without notice or hearing issue an order reciting the existence of such an emergency and requiring that such action be taken as he may deem necessary to meet the emergency, including the suspension of the permit. Notwithstanding any other provisions of this ordinance, such order shall be effective immediately. Any person to whom such an order is directed shall comply with immediately, but upon petition to the city council, shall be afforded a hearing at the next regular meeting even if the agenda has been completed.

Sec. 23-11. Free-Standing Mobile Home, Travel Trailers, and Manufactured Homes.
[Amended 12/2000, Ord. No. 01-1011; 5/2007, Ord. No. 07-1045]

1. General Regulations of Mobile Homes. Except as hereinafter provided, no free-standing mobile home shall be permitted in the city urban area unless it is actively being offered for sale. Those free-standing mobile homes which are now non-conforming uses under the provisions of the City Zoning Ordinance may continue as non-conforming uses; provided that they shall not be stored in front yards or on side yards abutting a street on corner lots, or on streets.
2. General Regulations of Travel Trailers. No free-standing travel trailer shall be permitted in the city urban area unless it is being actively offered for sale or parked for storage; provided, however, that no new trailer shall be stored in front yards or on side yards abutting a street on corner lots or on streets, and further provided that no water, plumbing or permanent electrical connections shall be permitted.
3. Sales - Storage. Except for mobile homes or travel trailers within regular commercial mobile home or travel trailer sales lots, each such free-standing mobile home or travel trailer offered for sale must be clearly marked as such; shall not be occupied for either living or sleeping purposes, and must be removed from the premises if not sold within one hundred twenty (120) days. Free-standing mobile homes or travel trailers located within regular commercial mobile home or travel trailer sales lots need be neither individually marked for sale nor removed within one hundred twenty (120) days if not sold. A property owner shall not store, nor permit to be stored, more than one mobile home or travel trailer on a residential lot. Said property owner shall not actively offer for sale more than one mobile home in any 12 month period. Such mobile home or travel trailer shall not be stored in any required front or side yard or public utility easement, nor shall such mobile home or travel trailer project beyond the front of any building.
4. Rural Areas. Free-standing mobile homes shall be permitted in the city rural area but only as permitted in agricultural zoning districts as established by the city zoning ordinance. Permits for such free-standing mobile homes shall be issued by the Inspection Officer, but only when the applicant agrees in writing to remove such mobile home with one hundred twenty (120) days after either the mobile home site is re-zoned to a district other than agricultural or is abutted within six hundred sixty (660) feet by districts other than agricultural. Such free-standing mobile homes must comply with normal city regulations, except the specific qualifications to the Housing Code outlined for mobile homes in the Minimum Housing Code of the city.
5. Manufactured Homes. Manufactured homes, as defined by the ordinance herein shall not be permitted in the city unless such manufactured home conforms to the following requirements;

- a. Manufactured homes shall be permitted within any city residential zoning district but only as such manufactured home meets the within requirements.
- b. Constitution of the manufactured home meets all construction and safety codes as prescribed by the National Manufactured Housing Construction and Safety Standards Action of 1974, as amended and such manufactured home is certified by the manufacturer that the manufactured home sought to be permitted within the city meets such requirements.
- c. The manufactured home must be placed in a suitable excavated site on footings according to the manufacturer's specifications.
- d. The tongue(s) and axles of the manufactured home must be removed after placement of the home on the site for its permanent location.
- e. Tie-downs and anchors are required to prevent flotation, collapse, or lateral movement, as per specifications of the manufacturer, or
 - i. Over-the-top ties at the four corners with one additional tie for a home less than 50 feet and two additional ties per side for homes 50 feet or longer; or
 - ii. Frame ties at each corner, with five additional ties at intermediate points for homes more than 50 feet and four additional ties for homes less than 50 feet; or
 - iii. An anchoring system by specification capable of carrying a frame of 4,800 pounds.
- f. Under pinning must be of a manufactured housing type suitable for such home.
- g. Any siding on such home must be of original or better material than that which factory installed.
- h. A 16" crawl space must be maintained for plumbing inspections and repairs.
- i. All porches and steps at each doorway shall be of permanent construction.
- j. Any addition to the manufactured home must be of like materials and require a separate building permit and must conform to the City Building Code.

- k. A \$200.00 permit and inspection fee in lieu of a building permit, shall be paid by any person seeking to place a manufactured home within the City. Such permit and inspection fee shall accompany any application required by the City and such inspections shall be made as the City requires to insure compliance with these ordinances.
- l. Such permit and inspection fee shall be paid and proof thereof shall be required to establish utility services.

Sec. 23-12. Non-Residential Mobile Trailers.

1. Non-Residential Use. No non-residential mobile trailer shall be permitted in the city unless a license for its operation is issued by the City Clerk of the city. Such license shall specify the permitted use of non-residential mobile trailer, the location of such operation and the termination date of the permit. No license shall be issued for a use which would violate any city, state or federal ordinance, law or regulation.
2. Construction Trailers. Operation of non-residential trailers by contractors on construction projects for which building permits have been issued or which are otherwise approved by governmental units is permitted during the term of such construction project without issuance of license.

Sec. 23-13. Location, Space and General Lay-Out of Mobile Home and Travel Trailer Parks.

1. Application to existing mobile homes and travel trailer parks. All new mobile home parks and travel trailer parks planned and for development after the date of passage of this ordinance shall conform to the regulations and standards established in this section.
2. Application to existing mobile home and travel trailer parks. Those mobile home and travel trailer parks already developed before the date of passage of this ordinance shall not be governed by the regulations and standards established in this section unless specifically stated herein; provided, however, that no existing mobile home or travel trailer park shall be permitted to expand or have placed a greater number of mobile homes or travel trailers within its existing boundaries unless these additional units conform to all of the regulations and standards of this section; and provided further that any existing mobile home or travel trailer park shall not be expanded beyond its existing boundaries unless the new area developed conforms to all the regulations and standards of this ordinance.

Existing Trailer Parks.

[Adopted 4/1999, Ord. No. 99-1007; Amended 5/2005, Ord. No. 05-1035; Amended 2/2008, Ord. No. 08-1054]

Allcorn Trailer Park, RT 2 Box 369 - East Lutie Road
Dale Bettes Sr., 2 Trailers, 504 East Blair
Grego Trailer Park, 1307 East Lutie Road
Bill Smith Trailer Park, 600 West Blair
Massey Trailer Park, 1305 East Rock Island
Raymond Cox, 1331 East Lutie Road
Brown Trailer Park, Hwy 2 North and Jensen Street
Hammons Trailer Park, 905 East Rock Island
Beard Trailer Park, 2 Trailers, 206 NW 2nd Street
Woods Trailer Park, 2 Trailers, 1325 East Main Street
Massey Trailer Park, Ash Street
Dale Bettes Jr., 3 Spaces, Centerpoint Road
Carolyn & Vito Racanelli Trailer Park
French Trailer Park, 206, 209, 212 French Lane & 1400 Pahlon Lane

3. Parks shall be of three types:
 - a. Mobile home parks;
 - b. Travel trailer parks; and
 - c. mixed mobile home and travel trailer parks.
4. No dependent travel trailer shall be located in a mobile home park and used for occupancy.
5. No mobile home shall be located in a travel trailer park.
6. In a mixed park, separate areas shall be reserved for mobile homes and for dependent travel trailers;
 - a. no mobile home shall be permitted in the travel trailer sector;
 - b. no dependent travel trailer shall be permitted in the mobile home sector.
7. All mobile home parks shall be located on a well drained site; properly graded to insure rapid drainage and freedom from stagnate pools of water; drainage shall not endanger any water supply.

8. The minimum area of any park shall be two and one-half (2 ½) acres. However, parks in existence on the effective date of this ordinance can continue to operate with less than two and one-half (2 ½) acre area.
9. Intensity of development shall be limited to no more than ten (10) mobile homes per gross acre for a mobile home park and no more than fifteen (15) travel trailers per gross acre for a travel trailer park.
 - a. Area used for sewerage treatment facilities shall not be included in density computations.
 - b. Mobile home spaces shall be at least thirty (30) feet wide where pads are closest to driveways.
 - c. Travel trailer spaces shall be at least twenty-five (25) feet wide where travel trailers are located closest to the driveway.
10. Every mobile home space and travel trailer space shall be clearly defined. Mobile homes and travel trailers will be parked in such spaces that, at the nearest point, they shall be ten (10) feet from any other mobile home or travel trailer.
11. It shall be unlawful to locate a mobile home or travel trailer less than twenty-five (25) feet from any public street or highway right of way or so that any part of such mobile home or travel trailer will obstruct any roadway or walkway of such park.
12. All mobile home spaces shall abut upon a sealed surface driveway of not less than twenty (20) feet in width if on-street parking is prohibited, and twenty-six (26) feet in width if on-street parking is permitted on one side of the street only.
13. Driveways must have unobstructed access to a park street, public street or highway.
14. In mobile home or travel trailer parks existing at the effective date of this ordinance, parking on or adjacent to the street within the park is permissible as long as it does not obstruct free movement of traffic.
15. Whether or not a safety hazard exists is a question to be determined by the City Planning Commission, with final appeal to the city council.
 - a. If, upon final appeal before the city council, it is determined by the council that a safety hazard does in fact exist, the mobile home or travel trailer park concerned will be required to comply with Section (b) of this paragraph.

- b. In new mobile home parks at least two (2) clearly defined parking spaces will be provided for each space either on or adjacent to the space. In new travel trailer parks, at least one parking space shall be provided for each space either on or adjacent to the space.
16. Outside drying space or other clothes drying facilities shall be provided in every mobile home park or travel trailer park.
- a. Mobile home parks shall have at least one hundred (100) linear feet of clothes drying line or one mechanical clothes drying unit in good condition; mechanical units shall be located in a service building.
 - b. Travel trailer parks and mixed parks shall have at least twenty-five (25) linear feet of outdoor clothes drying line for each trailer space, or one mechanical clothes drying unit for the first ten (10) travel trailer spaces, or any fraction thereof, and an additional unit for each ten (10) additional travel trailer spaces or any fraction thereof.
17. All driveways and walkways within a park shall be at least asphalt-oil-rock-sealed surfaced.
18. All mobile home parks shall provide suitable screening where abutting single family residential areas.

Sec. 23-14. Service Buildings for Dependent Travel Trailer Parks.

1. Application to new mobile home and travel trailer parks. All new mobile home parks and travel trailer parks planned and for development after the date of passage of this ordinance shall conform to the regulations and standards established in this section.
2. Application to existing mobile home and travel trailer parks. Those mobile home and travel trailer parks already developed before the date of passage of this ordinance shall not be governed by the regulations and standards established in this section unless specifically stated herein; provided, however, that no existing mobile home or travel trailer park be permitted to expand or have placed a greater number of mobile homes or travel trailers within its existing boundaries unless these additional units conform to all of the regulations and standards of this section; and provided further that an existing mobile home or travel trailer park shall not be expanded beyond its existing boundaries unless the new area developed conforms to all the regulations and standards of this section.

- a. Each travel trailer park shall be provided with at least one service building adequately equipped with flush type toilet fixtures and other sanitary facilities as required in this ordinance. No service building shall contain less than one toilet for females; one toilet for males; one lavatory and shower or bathtub for each sex and one laundry tray.
 - b. All sanitary facilities required by Section 23-15 shall be located in service buildings.
3. Each park accommodating dependent travel trailer shall provide the following:
- a. Toilet facilities for males shall consist of not less than two flush toilets and one urinal for the first six (6) dependent travel trailers or a fraction thereof;
 - b. and for dependent travel trailers in excess of six (6), not less than one additional flush toilet and one additional urinal for every ten (10) additional travel trailers or fractional number thereof.
 - c. Toilet facilities for females shall consist of not less than two (2) flush toilets for the first six (6) dependent travel trailer spaces or any less number thereof,
 - d. and for dependent travel trailer spaces in excess of six (6), not less than one additional flush toilet for every ten (10) additional travel trailer spaces or fractional number thereof.
 - e. Each sex shall be provided with not less than one lavatory and one shower or bathtub with individual dressing accommodations for the first six (6) dependent travel trailer spaces or any less number thereto, and
 - f. for travel trailer spaces in excess of six (6), not less than one additional lavatory and one additional shower or bathtub with individual dressing accommodations for every ten (10) additional dependent travel trailer spaces or fractional number thereof.
 - g. Each toilet for females and each shower or bathtub with individual dressing accommodations for females shall be in a private compartment or stall.
 - h. The toilet and other sanitation facilities for males and females shall either be separate buildings or shall be separated, if in the same building, by a soundproof wall.
 - i. There shall be provided in a separate compartment or stall not less than one flush toilet bowl receptacle for emptying bed pans and other containers

of human excreta, or a slop sink with at least a three-inch trap and an adequate supply of hot running water for cleansing such bed pans or containers.

4. Travel trailer spaces shall not be more than two hundred (200) feet from a service building.
5. Service buildings shall:
 - a. Be located twenty-five (25) feet or more from any travel trailer space.
 - b. Be of permanent construction and be adequately lighted.
 - c. Be of moisture resistant material to permit frequent washing and cleansing.
 - d. Have adequate heating facilities to maintain a temperature of seventy (70) degrees Fahrenheit during cold weather and to supply adequately hot water during time of peak demands.
 - e. Have all rooms well ventilated with all openings effectively screened.
6. Laundry facilities shall be provided in the ratio of one laundry unit to every thirty (30) travel trailer spaces and shall be in a separate soundproof room of a service building or in a separate building. A laundry shall consist of not less than one washing and one drying machine.
7. 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 menace.

Sec. 23-15. Sewage Disposal for Mobile Home Parks.

1. Waste from showers, bathtubs, flush toilets, urinals, lavatories, slop sinks and laundries in service and other buildings within the park shall be discharged into a public sewer and disposal plant, septic tank system or private sewer and lagoon system of such construction and in such manner as approved by the Oklahoma State Health Department and in accordance with all applicable ordinance of this code.
2. Each mobile home space shall be provided with at least a four (4) inch sewer connection at least two (2) inches above the surface of the ground.

- a. The sewer connection should be protected by a concrete collar at least four (4) inches thick and have a minimum outside diameter of twenty-four (24) inches.
 - b. The sewer connection should be fitted with a standard ferrule and close nipple and provided with a screw cap.
 - c. Connection between the mobile home drain and the sewer must be water tight and self-draining.
 - d. Mobile homes with fixtures from which back-siphonage may occur shall not be connected to the park's water system until the defect has been corrected.
3. In the event that an adequate public sewer system is available within three hundred (300) feet of new or new construction on existing mobile home or travel trailer park, connection must be made to the public system within one hundred eighty (180) days.
 4. The design of private sewage treatment facilities shall be based on the maximum capacity of the park.
 - a. The disposal facilities shall be located where they will not create a nuisance or health hazard to the mobile home park or to the owner or occupants of any adjacent property.
 - b. The Oklahoma State Health Department must approve the type of treatment proposed and the design of any disposal facilities and sewer systems prior to construction.
 5. Every mobile home occupying a mobile home park space shall tie into the park sewerage system and dependent travel trailers shall dump any accumulated waste into a receptacle provided in the travel trailer park upon entering and upon leaving the park.
 - a. Such receptacles must be approved by the Oklahoma State Health Department.
 - b. Any other dump of accumulated waste within the city is prohibited.
 6. Sewer connections shall be water tight.

- a. Park licenses shall require tenants to maintain trailer and mobile home connections to sewer and water systems in good condition and be responsible that there is no sewage or water leakage on park premises.

Sec. 23-16. Water Supply for Mobile Home Parks.

1. Application to new mobile home and travel trailer parks. All new mobile home parks and travel trailer parks planned and for development after the date of passage of this ordinance shall conform to the regulations and standards established in this section.
2. Application to existing mobile home and travel trailer parks. Those mobile home and travel trailer parks already developed before the date of passage of this ordinance shall not be governed by the regulations and standards established in this section unless specifically stated herein; provided, however, that no existing mobile home or travel trailer park shall be permitted to expand or have placed a greater number of mobile homes or travel trailers within its existing boundaries unless these additional units conform to all of the regulations and standards of this section; and provided further that any existing mobile home or travel trailer park shall not be expanded beyond its existing boundaries unless the new area developed conforms to all the regulations and standards of this section.
3. An accessible, adequate, safe and portable supply of water shall be provided in each park, capable of furnishing a minimum of two hundred fifty (250) gallons per day per mobile home space.
 - a. Where a public supply of such quality is available within three hundred (300) feet of new or new construction on existing mobile home or travel trailer park, connection shall be made thereto and its supply shall be used exclusively.
 - b. Where private water supplies must be developed the Health Officer must approve the location, construction and development of both the water well and pipe system and connections.
 - c. No private source other than a water well shall be used.
4. The water system of the mobile home park shall be connected by pipes to all buildings and all mobile home spaces.
 - a. Each mobile home shall be provided with a cold water tap at least four (4) inches above the ground.

- b. An adequate supply of hot water shall be provided at all times in the service buildings for all bathing, washing, cleansing and laundry facilities.
5. All water piping shall be constructed and maintained in accordance with state and local law.
 - a. The water piping system shall not be connected with non-portable or questionable water supplies and shall be protected against the hazards of backflow or back-siphonage.
 - b. All water connections shall be weather tight.
6. Where drinking fountains are provided for public use, they shall be of a type and in locations approved by the Health Officer.
7. Individual water service connections which are provided for direct use by mobile homes or travel trailers shall be of such construction so that they will not be damaged by the parking of such mobile homes or travel trailers.
 - a. The park system shall be adequate to provide twenty (20) pounds per square inch of pressure at all mobile home or travel trailer connections.
8. Provisions shall be made within one-hundred fifty (150) feet of each travel trailer space to supply water for travel trailer reservoirs.
9. No well casing, pumps, pumping machinery or suction pipes shall be located in pit, room or space extending below ground level, nor in any room or space above ground which is walled in or otherwise enclosed unless such rooms, whether above or below ground, have free drainage by gravity to the surface.
 - a. All floors shall be water tight and sloped from the pump pedestal to the drain, and floors shall extend at least two (2) feet from the well in all directions.
 - b. The pedestal shall not be less than twelve (12) inches above the floor.
 - c. This shall not be construed as prohibiting submersible pumps.
10. All water storage reservoirs shall be water tight and constructed of impervious material; all overflows and vents of such reservoirs shall be effectively screened. Open reservoirs are prohibited.
 - a. Manholes shall be constructed with overlapping covers so as to prevent the entrance of contaminated material.

- b. Overflow pipes from a reservoir shall not connect to any pipe in which sewage or polluted water may back up.
11. All water piping within the park shall be designed to deliver five (5) p.s.i. at each water tap.

Sec. 23-17. Refuse Disposal for Mobile Home Parks.

1. The storage, collection and disposal of refuse in the park shall be so managed as to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards or air pollution.
2. All refuse shall be stored in fly-tight, water-tight, rodent-proof containers which shall be located within one hundred fifty (150) feet of any mobile home or travel trailer space. Containers shall be provided in sufficient numbers and capacity to properly store all refuse.
3. Racks or holders shall be provided for all refuse containers.
 - a. Such container racks or holders shall be so designed as to prevent containers from being tipped to minimize spillage and container deterioration and to facilitate cleaning around them.
 - b. Lids for containers shall be permanently connected to racks or holders with chains or other flexible materials.
4. All refuse shall be collected at least once weekly or as otherwise required by the Health Officer.
 - a. Where municipal garbage collection is not available, the mobile home park operator shall either employ a private agency or provide this service.
 - b. All refuse shall be collected and transported in covered vehicles or covered containers.
5. Where municipal or other private disposal service is not available the mobile home park operator shall dispose of the refuse by burial or transporting to an approved disposal site as directed by the Health Officer.
 - a. Refuse shall be buried only at locations and by methods approved by the Health Officer and in accordance with the ordinances of the city.
 - b. When municipal refuse disposal service is available, it must be used.

Sec. 23-18. Insect and Rodent Control.

1. Insect and rodent control measures to safeguard public health as required by the Health Officer shall be applied in the park.
2. Effective larvicidal solutions may be required by the Health Officer for fly or mosquito-breeding areas which cannot be controlled by other more permanent measures.
3. The Health Officer may require the park operator to take suitable measures to control other insects and obnoxious weeds.
4. Accumulations of debris which may provide harborage for rodents shall not be permitted in the mobile home park.
5. When rats or other objectionable rodents are known to be in the park, the park operator shall take definite action as directed by the Health Officer to exterminate them.

Sec. 23-19. Electricity; Exterior Lighting.

1. An electrical outlet supplying at least sixty (60) amperes shall be provided for each mobile home space.
2. The installation shall comply with all applicable state and local electrical codes and ordinances.
3. Such electrical outlets and extension lines shall be grounded and weatherproofed. All trailer houses are to be grounded to meet the approval of the Electrical Inspector.
4. Streets and driveways within mobile home and travel trailer parks shall be lighted with street lights meeting the current standards of the Illuminating Engineering Society or one-half candlepower, whichever is higher.

Sec. 23-20. Fuel.

All piping from outside fuel storage tanks or cylinders to mobile homes shall be of acceptable material as determined by the inspection officer and shall be permanently installed and securely fastened in place and shall not be located inside or beneath the mobile home or less than five (5) feet from any mobile home exit.

Sec. 23-21 Fire Protection.

All parks shall conspicuously post fire and safety rules and regulations as follows:

1. Name of Park.
2. Fire Safety Rules and Regulations.
3. Emergency facilities:
 - a. The telephone number of Fire Department is _____.
 - b. The telephone number of Police Department is _____.
 - c. The telephone number of mobile home park office is _____.
 - d. The nearest public telephone is _____.
4. Services:
 - a. The connecting and disconnecting of water, fuel and electrical services will be made only by park personnel and other authorized person as determined by court management.
 - b. Should these services be interrupted, telephone or notify the park office or other; for water _____; for fuel _____; for electrical _____.
5. Fire Fighting Equipment:
 - a. It is recommended that each coach owner have UL approved portable hand fire extinguisher mounted in easily accessible locations.
6. Procedure in Case of Fire:
 - a. In case of fire in your trailer, tenants should do these things in the following order:
 - i. get the occupants out of the trailer;
 - ii. call the Fire Department and call the park management.
 - b. The important thing to do is get the professional firefighters at the fire.
 - i. In case of fire in the area, tenants should call the Fire Department, use portable extinguisher on the fire, and call the park management.

7. Fire Conditions:

- a. Tenants can aid Mobile Home Park management in keeping the area free from such conditions by notifying trailer park management when they recognize unsafe conditions.
- b. Constant vigilance is necessary to maintain the premises free from fire at all times.
- c. Fire safety is everyone's job.

8. Rubbish:

- a. Tenants shall keep the area under and around their units free from an accumulation of rubbish, paper, leaves and brush.

9. Empty Fuel Containers:

- a. Tenants shall not place empty fuel containers under their units. These containers shall be left in place.

10. Home Inspections:

- a. Through the facilities of your local fire department, your home can be inspected by members of this department at designated times.
- b. If you would like to have a voluntary inspection of your units, please notify the park office.

11. Traffic Regulations:

- a. Operators of vehicular equipment shall observe the posted traffic signs or signals.
- b. Keep fire lanes open.

Sec. 23-22. Alterations and Additions.

1. All plumbing and electrical alterations or repairs in the park shall be made in accordance with applicable local regulations.

2. Skirting of mobile homes is permissible, but areas enclosed by such skirting shall be maintained so as not to provide a harborage for rodents or create a fire hazard.
3. A permit issued by the inspecting officer shall be required before any construction on a mobile home space or any structural addition or alteration to the exterior of a mobile home takes place.
 - a. No construction or addition or alteration to the exterior of a mobile home located in a mobile home park shall be permitted unless of the same type of construction or materials as the mobile home affected.
 - b. All such construction, additions or alterations shall be in compliance with applicable local and state laws.
 - c. No permit shall be required for the addition of steps, canopies, awnings or antennas.

Sec. 23-23. Registration of Owners and Occupants.

1. Each licensee or permittee shall keep a register containing a record of all mobile home and travel trailer owners and occupants located within the park.
2. The register shall contain the following information:
 - a. The name and address of the owner or occupant of each mobile home.
 - b. The make, model, year and license of each mobile home and motor vehicle.
 - c. The state, territory or country issuing such license.
 - d. The date of arrival and of departure of each mobile home.
 - e. Whether or not each mobile home is a dependent or independent mobile home.
3. The park shall keep the register available for inspection at all times by authorized city personnel whose duties necessitate acquisition of the information contained in the register.
4. The register record of each occupant registered shall not be destroyed for a period of one year following the date of departure of the registrant from the park.

Sec. 23-24 .Additional Regulations.

1. Wrecked or damaged or dilapidated mobile homes and travel trailers shall not be kept or stored in a mobile home park or a travel trailer park.
2. The health officer shall determine if a mobile home or travel trailer is damaged or dilapidated to a point which makes said mobile home or travel trailer unfit for human occupancy on either a temporary or permanent basis.
3. Whenever such determination is made, the mobile home or travel trailer shall be vacated and removed from the premises.

Sec. 23-25 .Mobile Home Subdivisions.

1. Mobile home subdivisions shall comply with the subdivision ordinance and zoning ordinances of the city, except as otherwise provided.
2. The minimum size of a mobile home subdivision shall be ten (10) acres.
3. No residences except mobile homes shall be permitted in a mobile home subdivision.
4. Minimum effective lot widths in a mobile home subdivision shall be forty (40) feet, measured at the front building line; and minimum lot areas shall be three thousand two hundred (3,200) square feet, provided that at least five (5) foot side yard shall be provided on each lot beyond any mobile home and additions thereto, and further provided that in areas not serviced by the Health Officer on the basis of safe and sanitary sewer service.
5. The effective lot width of a mobile home lot shall be determined, for interior lots, by measuring at right angles across the lot from one diagonal side line to the other ; and for corner lots, the measurement shall be made at right angles from the diagonal having the greatest divergence from perpendicular to the street, through the midpoint of the front line of the required front yard to the opposite lot line or an extension thereof.
6. Side line of lots in mobile subdivisions need not be at right angles to straight street lines or radial to curved street lines.
7. Regardless of the effective lot width, mobile home subdivisions lots must abut a public street for at least twenty-five (25) feet.

8. All mobile home subdivisions shall provide suitable screening where abutting single family residential areas.

Sec. 23-26. Supervision.

1. The licensee or permittee, or a duly authorized attendant or caretaker shall be responsible at all times to keep the mobile home park, its facilities and equipment, in a clean, orderly and sanitary condition.
2. The attendant or caretaker shall be answerable, with the licensee or permittee, for the violation of any provision of this ordinance to which the licensee or permittee is subject.

Sec. 23-27. Posting of License.

The license certificate shall be conspicuously posted in the office or, or on the premises of, the mobile home park or the travel trailer park at all times.

Sec. 23-28. Separability of Provisions.

Should any section or provision of this ordinance be declared invalid by a court of competent jurisdiction, such decisions shall not affect the validity of the remaining portions of this ordinance.

Sec. 23-29. Penalty.

1. Any person or persons, firm or corporations who shall violate any of the provisions of this ordinance or shall fail to comply therewith, or with any of the requirements thereof, shall be deemed guilty of an offense and shall be liable for a fine not to exceed the sum of two hundred fifteen dollars (\$215.00), including costs, and each day such violation shall be permitted to exist shall constitute a separate offense.
2. In addition to the other remedies provided herein, the city may institute any proper action or proceedings to enforce the provisions of this ordinance.