

Chapter 17

MOBILE HOMES AND MOBILE HOME PARKS*

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ARTICLE I. IN GENERAL

Sec. 17-1. Definitions.

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

City health officer shall mean the legally designated health authority of the city, or his duly authorized representative.

FHA shall mean the Federal Housing Administration.

Hard surface shall mean a surface that will not soften when exposed to moisture and which is of sufficient thickness to withstand unusual wheel loads. The use of asphalt, concrete, soil cement, also gravel or crushed rocks when used in compliance herewith shall meet this requirement. However, caliche, when used by itself, will not be acceptable. In the event that gravel or crushed rock is used, such material must be applied six (6) to eight (8) inches thick with a soil binder, or in the alternative apply two (2) or three (3) inches thick over a minimum six (6) inches thick caliche base. The use of precast concrete slabs is acceptable as such slabs are at least two (2) feet square and are adequately reinforced. Such slabs must be clearly specified in construction plans approved by the building official.

License shall mean any written license issued annually by the building official of the city allowing a person to operate and maintain a mobile home park under the provisions of this chapter and the regulations issued herein.

Licensee shall mean any person licensed to operate and maintain a mobile home park under the provisions of this chapter.

Manufactured home shall mean a structure constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development, transportable

***Cross references**—Building and construction regulations, Ch. 8; flood damage prevention, Ch. 12; health and human services, Ch. 13; licenses, permits and miscellaneous business regulations, Ch. 15; planning and development, Ch. 21; subdivisions and other developments, Ch. 26; zoning, Ch. 31; mobile home zoning district, § 31-261 et seq.

State law references—Texas Manufactured Housing Standards Act, V.A.C.S. art. 5221f; industrialized housing and buildings, V.A.C.S. art. 5221-f 1.

in one or more sections, which, in the traveling mode, is eight (8) body feet or more in width or forty (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 travel trailer.

Mobile home shall mean a structure that was constructed before June 15, 1976, transportable in one or more sections, which, in the traveling mode, is eight (8) body feet or more in width or forty (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 travel trailer. For purposes of this chapter, any reference to mobile home includes a manufactured home.

Mobile home or vacation travel trailer space shall mean a plot of ground within a single mobile home or vacation travel trailer park, and designed for the accommodation of a single mobile or manufactured home or travel trailer.

Mobile home or vacation travel trailer stand shall mean a hard-surfaced area of a mobile or manufactured home or vacation travel trailer space that is reserved for the placement of a mobile or manufactured home or travel trailer.

Mobile home park shall mean any tract of land under single ownership, where accommodation is provided for nontransient mobile or manufactured home use.

Planning commission shall mean the planning and zoning commission of the city, or its duly authorized representative.

Service buildings shall mean a structure housing toilet, lavatory or such other facilities as may be required by this chapter.

Skirting shall mean the enclosing of the open space between the underside of a mobile home and the ground around the entire perimeter of the structure, using a masonry wall or a framework to which panels are attached.

Space width shall mean the horizontal distance of the side lot lines, measuring at right angles to the lot depth at a point midway between the front and the rear lot lines.

Travel trailer shall mean a vehicular, portable home designed as a temporary dwelling for travel, recreational and vacation uses. Such homes shall be classified as a travel trailer whether or not its wheels, rollers, skids or other rolling equipment have been removed, and whether or not any addition thereto has been built on the ground; and shall also include pickup campers, converted buses, self-powered motor homes, tent trailers, tents and analogous temporary portable housing and accessory buildings.

Vacation travel trailer park shall mean any tract of land under single ownership, one (1) acre or more, where accommodation is provided for transient trailer use. (Code 1963, Ch. 3, art. 9, § 3 [Ord. No. 71-7, § 2, 3-22-71; Ord. No. 75-91, § 1, 12-9-75]; Ord. No. 06-35, § 1, 3-28-06)

Cross reference(s)--Definitions and rules of construction generally, § 1-2.

Sec. 17-2. Scope and purpose.

(a) The scope of this chapter shall be to govern the establishment and operation of all mobile home and vacation travel trailer parks within the city.

(b) Except for the skirting requirements, this chapter shall have no retroactive effect on existing trailer parks; however, any additions to or any changes in the physical character of the existing trailer parks, which are regulated by this chapter, shall comply with the requirements of this chapter.

(c) The purpose of this chapter is to regulate the design and use of mobile home parks, because the public services must be provided, and the health, safety and welfare of the community must be maintained.

(Code 1963, Ch. 3, art. 9, § 2 [Ord. No. 71-7, § 2, 3-22-71]; Ord. No. 06-35, § 1, 3-28-06)

Sec. 17-3. Penalty.

Unless stated otherwise, violations of this chapter shall be punished as provided in section 1-8.

ARTICLE II. MOBILE HOMES

Sec. 17-4. Parking restricted.

(a) It shall be unlawful for any reason to park a mobile home within the city for a period longer than forty-eight (48) hours except in an approved mobile home park or mobile home subdivision. The provisions of this section shall not, however apply to:

- (1) Locations where mobile homes are manufactured or sold or stored by the manufacturer or seller.
- (2) Temporary offices or display units.
- (3) When permission is granted by a “special use” under the provisions of section 31-456.

(b) It shall be unlawful to park or store a mobile home on any street or parkway.

(Code 1963, Ch. 3, art. 9, § 3 [Ord. No. 71-7, § 2, 3-22-71; Ord. No. 75-91, § 1, 12-9-75]; Ord. No. 06-35, § 1, 3-28-06)

Sec. 17-5. Connection of utilities.

(a) It shall be unlawful for any person to connect utilities to, or to occupy a mobile home within the city, except where it is located in a duly licensed mobile home park under the terms of this chapter or on property zoned R-MS.

(b) It shall be unlawful for any person to connect utilities to, or to occupy a travel trailer within the city except where it is located in a duly licensed vacation travel trailer park under the terms of this chapter, under the terms of the city zoning ordinance, or as provided in this section.

(c) A person may connect electricity to a travel trailer for the purposes of maintenance or storage.

(d) A person may connect electricity to and occupy a travel trailer that is located on the property of a non-profit entity for a period not to exceed forty-eight (48) hours. A non-profit entity may request a longer period of time for a travel trailer to be occupied on its property by submitting an application for permit to the building official. Each application for permit shall be accompanied by a permit fee of \$15.00 per trailer.

(Code 1963, Ch. 3, art. 9, § 4 [Ord. No. 71-7, § 2, 3-22-71]; Ord. No. 06-35, § 1, 3-28-06)

Sec. 17-6. Skirting required.

It shall be unlawful for any person to rent, offer for rent, occupy or otherwise maintain a mobile home upon any private lot, or within any mobile home park within the city limits, unless said mobile home is skirted according to the provisions of this chapter. (Ord. No. 06-35, § 1, 3-28-06)

Sec. 17-7. Skirting construction materials.

Skirting methods and materials allowed shall be as follows:

- (1) Skirting shall be of a material suitable for exterior exposure and contact with the ground, including but not limited to vinyl or metal skirting systems. Such materials or systems shall be installed in accordance with the skirting manufacturer's installation instructions. Skirting shall be adequately secured to assure stability, to minimize vibration and susceptibility to wind damage, and to compensate for possible frost heave.
- (2) Any skirting installed as a permanent enclosure such as brick, stone, masonry, cement, board or wood sheathing shall be constructed of materials as required by the adopted construction codes in Chapter 8.

(Ord. No. 06-35, § 1, 3-28-06)

Sec. 17-8. Additional skirting requirements.

(a) Vent openings shall be installed in the skirting walls either pursuant to the skirting manufacturer's recommendations or as provided in this section. Vents shall be arranged to provide cross-ventilation and shall be covered with corrosion-resistant wire mesh of not less than ¼-inch nor more than ½-inch in any dimension. Vent openings shall have a combined net area of not less than one square foot for each 150 square feet of crawl space.

(b) An access hatch shall be installed within permanent skirting installations to allow access under the mobile home for maintenance and repair. The access hatch shall be sufficient size to allow a person of average size to crawl through. The door of the access hatch shall have sufficient hardware to keep it closed tightly when not in use.

(Ord. No. 06-35, § 1, 3-28-06)

Sec. 17-9. Time limits.

Skirting installation shall be completed within:

(a) Six (6) months after the passage of this ordinance for all mobile homes installed on or before the date of this ordinance; and

(b) Sixty (60) days after the date of occupancy for all other mobile homes.
(Ord. No. 06-35, § 1, 3-28-06)

Secs. 17-10--17-30. Reserved.

ARTICLE III. MOBILE HOME PARKS OR VACATION TRAVEL TRAILER PARKS

DIVISION 1. GENERALLY

Sec. 17-31. Building permits and code compliance.

(a) It shall be unlawful for any person to construct, change physically, or extend any mobile home park or vacation travel trailer park within the city unless and until such plans have been approved by the city council, and unless the person shall hold a valid permit issued by the building official.

(b) All new construction permitted under the terms of this section shall comply with the requirements and standards set out in all relevant sections of the city Code, including but not limited to, the subdivisions regulations, the building code, the plumbing code, the electrical code, and the zoning ordinance.
(Code 1963, Ch. 3, art. 9, § 5 [Ord. No. 71-7, § 2, 3-22-71])

Sec. 17-32. Inspection.

The building inspector and fire marshal are hereby authorized and directed to make such inspections as are necessary to determine satisfactory compliance with this article. They shall have the power to enter at reasonable times upon any private or public property for the purposes of inspecting and investigating conditions relating to the enforcement of this article. It shall be the duty of the park management to give them free access to all lots at reasonable times for the purpose of inspection. It shall be the duty of every occupant of a mobile home park to give the owner thereof or his agent or employee access to any part of such mobile home park at reasonable times for the purpose of making such repairs or alterations as are necessary to effect compliance with this article. Whenever, upon inspection of any mobile home park, the building official or other authority finds that conditions or practices exist which are in violation of any provisions of this article, he shall give notice in writing in accordance with this section to the person to whom the license was issued that unless such conditions or practices are corrected within a reasonable period of time as specified in the notice other action will be taken. At the end of such period, the authority giving the notice shall reinspect such mobile home park and, if such conditions or practices have not been corrected, he shall recommend that the city council suspend the license and give notice in writing of such suspension to the person to whom the license is issued. (Code 1963, Ch. 3, art. 9, § 6(4) [Ord. No. 71-7, § 2, 3-22-71; Ord. No. 86-70, § 6, 9-26-86])

Sec. 17-33. Registration of occupants.

It shall be the duty of the licensee to keep a register containing a record of all mobile home

and vacation travel trailer owners and occupants located within the park. The register shall be kept for a time period of two (2) years and shall be readily available for inspection by the law enforcement officers, public health officials, and other officials whose duties necessitate acquisition of the information contained in the register. The register shall contain the following information:

- (1) The name and address of each occupant.
 - (2) The make, model, and the year, license number and state of registration, if available, of mobile homes, and vacation travel trailers and name and address of each owner.
 - (3) The date of arrival and departure of each mobile home and vacation travel trailer.
- (Code 1963, Ch. 3, art. 9, § 7 [Ord. No. 71-7, § 2, 3-22-71])

Sec. 17-34. Supervision.

It shall be the responsibility of the park management to keep a responsible attendant or supervisor or owner-operator in charge at all times, to keep the facilities and equipment in a clean, orderly and sanitary condition at all times. The park manager shall notify park occupants of all applicable provisions of this article and inform them of their duties and responsibilities under this article. (Code 1963, Ch. 3, art. 9, § 12 [Ord. No. 71-7, § 2, 3-22-71])

Secs. 17-35--17-45. Reserved.

DIVISION 2. LICENSE

Sec. 17-46. Required, application.

It shall be unlawful for any person to operate any mobile home park or vacation travel trailer park within the city, unless he holds a valid license issued annually by the building official in the name of such person. Application for license should be made to the building official who shall issue a license upon compliance by the applicant with the provision of this article, and other applicable legal requirements. (Code 1963, Ch. 3, art. 9, § 6 [Ord. No. 71-7, § 2, 3-22-71; Ord. No. 86-70, § 6, 9-23-86])

Sec. 17-47. Investigation, inspection.

The application for a license under this division shall be filed in duplicate. The city engineer and city planning and zoning commission shall investigate the applicant, and inspect the proposed plans and specifications. Each of them shall then make a report to the city council concerning such applicant and include therein their recommendations relative to the issuance of a license. (Code 1963, Ch. 3, art. 9, § 6(5) [Ord. No. 71-7, § 2, 3-22-71; Ord. No. 86-70, § 6, 9-23-86])

Sec. 17-48. Issuance.

If the mobile home and/or travel trailer park will be in compliance with all provisions of this article and all other applicable ordinances or statutes, the city council may approve the application, and, in the case of proposed parks, make such approval contingent upon the completion of the park according to the plans and specifications submitted with the application. The building official, at the direction of the city council, shall issue the license. (Code 1963, Ch.

3, art. 9, § 6(5) [Ord. No. 71-7, § 2, 3-22-71; Ord. No. 86-70, § 6, 9-23-86])

Sec. 17-49. Fee.

The annual fee for each mobile home park or vacation travel trailer park shall be in accordance with section 8-1. The building inspection department shall send out notices at least thirty (30) days prior to the expiration date, and follow up to ensure that the annual license is obtained. (Code 1963, Ch. 3, art. 9, § 6(1) [Ord. No. 71-7, § 2, 3-22-71; Ord. No. 86-70, § 6, 9-23-86])

Sec. 17-50. Transfer.

The fee for transfer of the annual license shall be in accordance with section 8-1. Upon application for a transfer of the license, the city council may issue a transfer upon payment of transfer fee. (Code 1963, Ch. 3, art. 9, § 6(2) [Ord. No. 71-7, § 2, 3-22-71; Ord. No. 86-70, § 6, 9-23-86])

Sec. 17-51. Expiration.

Each license issued under this division, and any transfer thereof, may be granted at any time during the year and shall expire at the end of the fiscal year of the city, unless previously revoked or terminated. (Code 1963, Ch. 3, art. 9, § 6(2) [Ord. No. 71-7, § 2, 3-22-71; Ord. No. 86-70, § 6, 9-23-86])

Sec. 17-52. Display.

The license certificate issued under this division shall be conspicuously posted in the office located on the premises of the mobile home park or travel trailer park at all times. (Code 1963, Ch. 3, art. 9, § 6(3) [Ord. No. 71-7, § 2, 3-22-71; Ord. No. 86-70, § 6, 9-23-86])

Sec. 17-53. Revocation.

The license to maintain and operate a mobile home park and a vacation travel trailer park shall be revoked by the city council upon thirty (30) days' written notice when recommended by the building official or the city fire marshal on the finding of a violation of any provision of this chapter. A new license may be issued if the circumstances leading to revocation have been remedied, and new license fee paid. Upon receipt of notice of such suspension such person shall cease operation of such mobile home park. (Code 1963, Ch. 3, art. 9, § 6 [Ord. No. 71-7, § 2, 3-22-71; Ord. No. 86-70, § 6, 9-23-86])

Secs. 17-54--17-65. Reserved.

DIVISION 3. DESIGN STANDARDS AND REQUIREMENTS

Sec. 17-66. Conformance.

Any person planning to construct, change physically, or enlarge a mobile home park or a vacation travel trailer park shall inform himself of the requirements of other city ordinances and shall conform to the requirements of this division. (Code 1963, Ch. 3, art. 9, § 8 [Ord. No. 71-7,

§ 2, 3-22-71))

Sec. 17-67. Plans subject to subdivision ordinance.

(a) Plans for mobile home parks and travel trailer parks shall be submitted under the same requirements and according to the same procedures as required for a subdivision under the subdivision ordinance subject to the following additional information:

- (1) Complete engineering plans and specifications of the proposed park.
- (2) Area and dimensions of the tract of land by metes and bounds.
- (3) The number, location, and size of all mobile home lots.
- (4) The location and width of roadways and sidewalks.
- (5) The location of service buildings and any other proposed structures.
- (6) The location of water and sewer lines and riser pipes.
- (7) Plans and specifications for water supply, refuse, and sewage disposal facilities.
- (8) Plans and specifications of all roadways and sidewalks.
- (9) The location and typical details of lighting and electrical systems.
- (10) Location and size of recreation area.

(b) All plans shall be submitted on twenty-four-inch by thirty-six-inch linen tracing cloth or approved equal.

(Code 1963, Ch. 3, art. 9, § 8(B) [Ord. No. 71-7, § 2, 3-22-71])

Sec. 17-68. Site size.

The initial development of any mobile home park shall not be less than two (2) acres fully improved with serviced spaces. The initial development of any vacation travel trailer park shall not be less than one (1) acre fully improved. (Code 1963, Ch. 3, art. 9, § 8(C) [Ord. No. 71-7, § 2, 3-22-71])

Sec. 17-69. Density.

The following maximum site densities shall apply to mobile home parks and vacation travel trailer parks:

- | | |
|-----------------------------|-------------|
| (1) Mobile home | 10 per acre |
| (2) Vacation travel trailer | 18 per acre |

(Code 1963, Ch. 3, art. 9, § 8(D) [Ord. No. 71-7, § 2, 3-22-71])

Sec. 17-70. Fencing.

Where mobile home parks and travel trailer parks are constructed adjacent to a permanent home type of residential property, a six-foot-high, solid fence shall be constructed on the boundary line between the park and the residential property. (Code 1963, Ch. 3, art. 9, § 8 [Ord. No. 71-7, § 2, 3-22-71])

Sec. 17-71. Spacing and setbacks.

Mobile home and vacation travel trailer minimum setback and spacing requirements shall be

as follows:

<i>Spacing</i>	<i>Mobile Homes</i>	<i>Vacation Travel Trailers</i>
Between mobile structures	25'	12'
End to end parking	10'	6'
From permanent structure (excluding individual storage structures, patio roofs, carports)	10'	5'
From patio roof or carport of one mobile structure to adjacent mobile structure	8'	3'
Rear and side park property lines	5'	5'
Adjacent to single family	25'	25'
Front park property line	25'	25'
From interior streets	8' from body	8' from body
From cul-de-sac streets	8' from body	8' from body
Average space width	40'	20'

(Code 1963, Ch. 3, art. 9, § 8(F) [Ord. No. 71-7, § 2, 3-22-71])

Sec. 17-72. Tenant storage.

Mobile home parks shall provide storage facilities of one hundred ten (110) cubic feet minimum on each mobile home space. (Code 1963, Ch. 3, art. 9, § 8(G) [Ord. No. 71-7, § 2, 3-22-71])

Sec. 17-73. Patio roofs and carports.

Mobile home and vacation travel trailer parks spaces may have open, unenclosed patio roofs and carports of metal, fiberglass, or other uncombustible materials. (Code 1963, Ch. 3, art. 9, § 8(H) [Ord. No. 71-7, § 2, 3-22-71])

Sec. 17-74. Plumbing, drainage systems--FHA specifications.

Mobile home park plumbing and drainage systems shall meet FHA specifications. (Code 1963, Ch. 3, art. 9, § 8(I)(1) [Ord. No. 71-7, § 2, 3-22-71])

Sec. 17-75. Same--Adherence to code.

Mobile home park plumbing and drainage systems shall be designed and installed in accordance with the provisions of this article and the installation requirements of this Code. (Code 1963, Ch. 3, art. 9, § 8(I.1.1) [Ord. No. 71-7, § 2, 3-22-71])

Sec. 17-76. Same--Prohibited installation.

No gas piping, nonmetallic drainage or vent piping, sewage disposal system or parts thereof, serving more than one (1) trailer, shall be located under a trailer. (Code 1963, Ch. 3, art. 9, § 8(I.1.2) [Ord. No. 71-7, § 2, 3-22-71])

Sec. 17-77. Water distribution system.

(a) The distribution system shall be constructed of material acceptable to FHA.

(b) The water distribution system shall consist of piping capable of supplying six (6) gallons per minute at a minimum pressure of twenty (20) pounds per square inch at each mobile home stand. Also, the system shall be capable of supplying the following water demand for mobile homes:

<i>Number of Mobile Home Spaces</i>	<i>Demand Load (gpm)</i>
50	105
75	145
100	180
150	235
200	285
250	330
300	370

(c) Greater design values may be required when the domestic system is to provide fire protection.

(Code 1963, Ch. 3, art. 9, § 8(I.2) [Ord. No. 71-7, § 2, 3-22-71])

Sec. 17-78. Hose connections.

Adequate hose connections shall be provided for watering lawns of park and utility buildings. (Code 1963, Ch. 3, art. 9, § 8(I.3) [Ord. No. 71-7, § 2, 3-22-71])

Sec. 17-79. Individual water connections.

(a) An individual water connection shall be provided at each mobile home lot.

(b) The connection shall be located a safe distance from the sewer connection in accordance with the edition of the Standard Plumbing Code in force in the city.

(c) The connection shall consist of a riser terminating at least four (4) inches above the ground surface, with two (2) three-quarter-inch valved outlets. The outlets shall be threaded so that a connection can be made from one (1) outlet to the mobile home water piping system and the other connection can serve a garden hose.

(d) The riser pipe shall be protected within a concrete curb, or by a concrete collar having a minimum thickness of three (3) inches and extending twelve (12) inches from the riser in all directions. The finished grade shall be sloped to divert surface drainage sewage from the connection.

(e) If a drain valve is included to drain the riser, an adequate return system must be provided to prevent a cross-connection.

(Code 1963, Ch. 3, art. 9, § 8(I.4) [Ord. No. 71-7, § 2, 3-22-71])

Sec. 17-80. Sewer system and connections; design and construction.

(a) All sewer lines shall be constructed of material acceptable to FHA. The lines should be laid in trenches separated a safe distance from any drinking water supply line under pressure.

(b) Sewers shall be at a grade which will ensure a velocity of two (2) feet per second when the sewer is flowing full.

(c) All joints in the sewer line shall be made watertight, and every effort shall be made to minimize groundwater infiltration into the sewerage system.

(d) All sewer connections and manholes shall be constructed so as to prevent surface water from entering the sanitary sewers.

(e) Cleanouts extending to grade shall be installed at fifty-foot intervals on four-inch lines, and at one-hundred-foot intervals for larger diameters.

(f) All cleanouts shall be capped with cleanout plugs.
(Code 1963, Ch. 3, art. 9, § 8(I.5) [Ord. No. 71-7, § 2, 3-22-71])

Sec. 17-81. Individual sewer connections.

Each mobile home lot shall be equipped with at least a three-inch sewer connection located so as to provide a suitable connection from the home with a continuous grade which is not subject to surface drainage.

- (1) This sewer connection shall consist of a riser with a minimum diameter of three (3) inches. The riser shall be protected within a concrete curb or by a concrete collar at least three (3) inches thick and extending twelve (12) inches from the riser in all directions. The finished grade shall be sloped to divert surface drainage away from the connection. It shall extend twelve (12) inches horizontally from the riser in all directions. The connection shall terminate within the rear one-third of the stand.
- (2) The connection between the mobile home drain and the sewer shall be watertight. It shall be of material and a size acceptable to FHA.
- (3) The connection shall be equipped with couplings that will assure tight joints at the mobile home and at the drain. Provision shall be made for plugging the drain when a mobile home does not occupy the space.

Sec. 17-82. Inspection; testing.

Plumbing and drainage installations shall be tested and inspected as required by the installation requirements of this Code. (Code 1963, Ch. 3, art. 9, § 8(I.7) [Ord. No. 71-7, § 2, 3-22-71])

Sec. 17-83. Responsibility.

(a) *Code violations.* When it is evident that there exists or may exist, a violation of any pertinent regulation, the owner, lessee, operator, person in charge of the park or any person causing a violation, shall immediately disconnect the trailer water supply and sewer connection

from the respective park systems and shall employ such other corrective measures as may be ordered by the city plumbing inspector.

(b) *Maintenance.* All required devices or safeguards shall be maintained in good working order. The owner, operator, lessee or his designated agent shall be responsible for their maintenance.

(Code 1963, Ch. 3, art. 9, § 8(I.8) [Ord. No. 71-7, § 2, 3-22-71])

Sec. 17-84. Fuel.

Bottled gas for cooking purposes shall not be used at individual mobile home or travel trailer lots unless the containers are properly connected by copper or other suitable metallic tubing. Bottled gas cylinders shall be securely fastened in place. No cylinder containing bottled gas shall be located in a mobile home or travel trailer or within five (5) feet of a door thereof. State and local regulations applicable to the handling of bottled gas and fuel oil must be followed. (Code 1963, Ch. 3, art. 9, § 8(I)(2) [Ord. No. 71-7, § 2, 3-22-71])

Sec. 17-85. Natural gas.

Mobile and vacation travel trailer spaces shall be provided with a natural gas hookup at least four (4) inches above the ground, when natural gas is used. (Code 1963, Ch. 3, art. 9, § 8(I)(3) [Ord. No. 71-7, § 2, 3-22-71])

Sec. 17-86. Electrical distribution system.

All lines from meter base breaker boxes to the mobile home or travel trailer shall be buried at least eight (8) inches belowground, and shall be not less than one (1) foot radial distance from water, sewer, gas, or communication lines. All electrical requirements set forth in the appropriate state and local codes shall be complied with. All electric meters shall be permanently installed in a location accessible from an interior street, alley, or all-weather walkway. Wiring from the pole meter base to the trailer breaker box shall be not less than the size of the wiring from the breaker box to the trailer. Wiring from the meter base to eight (8) inches underground and from the trailer supply box to eight (8) inches underground shall be installed in approved conduit. (Code 1963, Ch. 3, art. 9, § 8(I)(4) [Ord. No. 71-7, § 2, 3-22-71])

Sec. 17-87. Lighting.

Entrances and exits to mobile home parks and vacation travel trailer parks shall be lighted with one (1) or more luminaries (or fixtures) totaling seven thousand seven hundred (7,700) luminaries. The interior area of the mobile home park or vacation travel trailer park shall be adequately lighted so as to provide at least 0.5 footcandle average. All luminaries shall be mounted fifteen (15) feet to twenty-five (25) feet above ground level. Potentially hazardous locations such as major street intersections and steps or step ramps shall be individually illuminated a minimum of 0.3 footcandles. (Code 1963, Ch. 3, art. 9, § 8(J) [Ord. No. 71-7, § 2, 3-22-71])

Sec. 17-88. Walks.

All parks shall be provided with safe, convenient, all-season, access not less than four (4) feet

in width for intended use, durable and convenient to maintain, between individual mobile homes or travel trailers and service buildings, and to all community facilities provided for park residents. (Code 1963, Ch. 3, art. 9, § 8(K) [Ord. No. 71-7, § 2, 3-22-71])

Sec. 17-89. Street system.

(a) *General.* All mobile homes and vacation travel trailer spaces shall be provided with safe and convenient vehicular access from abutting public streets.

(b) *Access.* Access to mobile home and vacation travel trailer parks shall be designed to minimize congestion and hazards of the entrance and exits and to allow free movement of traffic on adjacent streets.

(c) *Interior streets.* Interior asphalt streets shall be provided in mobile home and vacation travel trailer parks and shall be of adequate width to accommodate anticipated traffic and in any event meet the following requirements:

- (1) All mobile home and vacation travel trailer spaces shall abut upon a paved interior street which shall connect with a public street.
- (2) All entrance streets and other interior streets shall have a pavement width of not less than twenty-four (24) feet.

(d) *Cul-de-sac streets* shall be limited in length to three hundred (300) feet and shall provide a turnaround having an outside roadway diameter of at least eighty (80) feet.
(Code 1963, Ch. 3, art. 9, § 8(L) [Ord. No. 71-7, § 2, 3-22-71])

Sec. 17-90. Driveway or accessway.

A driveway or accessway shall be reserved from the street to the mobile home or vacation travel trailer stand. (Code 1963, Ch. 3, art. 9, § 8(M) [Ord. No. 71-7, § 2, 3-22-71])

Sec. 17-91. Parking.

One and one-half (1½) off-street parking spaces shall be provided for each mobile home space. Such parking spaces shall not be over three hundred (300) feet from the mobile homes they serve. Vacation travel trailer parks shall provide an automobile parking space for each vacation travel trailer space. Such parking spaces shall not be over two hundred (200) feet from the travel trailers they serve. (Code 1963, Ch. 3, art. 9, § 8(N) [Ord. No. 71-7, § 2, 3-22-71])

Sec. 17-92. Sanitation facilities.

Mobile home parks with travel trailer facilities and vacation travel trailer parks shall provide toilets, baths or showers and other sanitation facilities which shall conform to the following requirements:

- (1) *Female sanitation facilities.* Female sanitation facilities shall consist of not less than one (1) flush toilet for every ten (10) travel trailers and one (1) shower or bath with individual dressing accommodations for every ten (10) travel trailers; and
- (2) *Male sanitation facilities.* Male sanitation facilities shall consist of not less than one (1)

flush toilet for every fifteen (15) travel trailers and one (1) shower or bath with individual dressing accommodations for every ten (10) travel trailers; or

- (3) *Travel trailer facilities.* Mobile home parks and vacation travel trailer parks providing space only for travel trailers equipped with self-contained toilet and shower or bathing facilities are exempt from the foregoing sanitation facility requirements. Such travel trailers with self-contained toilet and shower or bathing facilities shall connect to the mobile home park's or vacation trailer park's water and sewer system.

(Ord. No. 88-19, § I(3-9-9), 3-22-88)

Sec. 17-93. Garbage disposal facilities.

Mobile home parks and vacation travel trailer parks may provide a sufficient number of dumpsters to handle the refuse generated by their occupants. Such dumpsters may be located in designated areas where pickup will be made by the city. The storage and collections of refuse if not handled by dumpsters shall comply with chapter 24.

- (1) The storage, collection, and disposal of refuse in the mobile home or vacation travel trailer parks shall be so conducted as to create no health hazards, rodent harborage, insect breeding areas, accident, fire hazards or air pollution.
- (2) All refuse shall be stored in flytight, watertight, rodentproof containers, which shall be located not more than two hundred (200) feet from any mobile home or vacation travel trailer space. Containers shall be provided in sufficient number and capacity to properly store all refuse until pickup.
- (3) Refuse collection stands shall be provided for all refuse containers. Such container stands shall be so designed as to prevent containers from being tipped to minimize spillage and container deterioration and to facilitate cleaning around them.

(Code 1963, Ch. 3, art. 9, § 10 [Ord. No. 71-7, § 2, 3-22-71])

Sec. 17-94. Fire protection.

The mobile home park and vacation travel trailer park shall be subject to the rules and regulations of the city fire prevention authority. The city fire marshal shall make periodic inspections of these parks to ensure that the following conditions are met and maintained.

- (1) Fire hydrants shall be installed so that no mobile home space will be over three hundred (300) feet from a fire hydrant setting on at least a six-inch water main, and that no vacation travel trailer space shall be over three hundred (300) feet from a fire hydrant setting on at least a six-inch water main.
- (2) There shall not be any storage under a mobile home or a vacation travel trailer.
- (3) Fences around mobile homes shall not be over thirty-six (36) inches in height across the front of the space.

(Code 1963, Ch. 3, art. 9, § 11 [Ord. No. 71-7, § 2, 3-22-71])