

CHAPTER 10

BUSINESS REGULATIONS

ARTICLE 2. MOBILE HOME COURTS AND TRAILER COURTS

10-201 MOBILE HOME COURTS AND TRAILER COURTS; STANDARDS; ADOPTION BY REFERENCE. To provide certain minimum standards, provisions and requirements to establish, operate and maintain a Mobile Home Park in the Municipality, the "Uniform Standard Code For Mobile Home Parks" published by the State of Nebraska, Department of Health and printed in pamphlet form is hereby incorporated by reference in addition to all amended editions as though printed in full herein. The provisions of the "Uniform Standard Code For Mobile Home Parks" and the requirements of this Article shall be controlling throughout the Municipality and throughout its zoning jurisdiction. One (1) copy of the "Uniform Standard Code For Mobile Home Parks" is on file at the office of the Municipal Clerk and is available for public inspection at any reasonable time.

10-202 MOBILE HOME COURTS AND TRAILER COURTS; PERMIT REQUIRED. It shall be unlawful for any person to construct, maintain or operate any trailer court or mobile home court within the limits of the Municipality unless he holds a valid permit issued by the Municipal Clerk in the name of such person for the specific trailer court or mobile home court. Applications for permits shall be made to the Municipal Clerk who shall issue a permit upon compliance by the applicant with provisions of this Article, as evidenced by a certificate of compliance, which certificate shall show compliance with applicable legal requirements. No permit shall be transferable. Every person holding a trailer court or mobile home court permit shall give notice in writing to the Municipal Clerk within seventy-two (72) hours after having sold, transferred, given away or otherwise disposed of any interest in or control of any trailer court or mobile home court. Such notice shall include the name and address of the person succeeding to the ownership or control of the trailer court or mobile home court.

Presently operating trailer courts and mobile home courts as of the effective date of this Article may continue their operation; provided, they meet the court development standards herein provided and further that they fully comply with the mobile home or trailer stand requirements of this Article.

10-203 MOBILE HOME COURTS AND TRAILER COURTS; CERTIFICATION OF COMPLIANCE. A Certification of Compliance with all Resolutions, Ordinances and Regulations regarding Mobile Home Park Licensing and Zoning, Health, Plumbing, Electrical, Building, Fire Prevention and all other applicable ordinances and regulations shall be a prior requirement for granting a certificate of occupancy to the owner of the park.

10-204 MOBILE HOME COURTS AND TRAILER COURTS; REGISTER. A mobile home park operator shall keep a register containing the following information for each occupied mobile home: a) full name of mobile home owner and principal occupant; b) make, model, year

and size of mobile home; c) state and number of vehicle registration; d) number and date of lot rental and/or vacancy; e) whether or not the owner is in the military service.

10-205 MOBILE HOME COURTS AND TRAILER COURTS; SITE REQUIREMENTS.

1. A Mobile Home Park shall have an area of not less than two (2) acres nor more than ten (10) acres.
2. Mobile Home density shall not exceed six (6) units per acre.
3. The park site shall be graded to insure drainage of surface and subsurface water and sewage and freedom from stagnant pools, erosion or flooding.
4. Each mobile home lot shall contain a minimum of five thousand (5,000) square feet. Each lot shall be defined by permanent corner stakes and identified with a permanent marker showing the lot number corresponding to the approved plot plan. No lot shall have less than fifty feet (50') frontage on a roadway.
5. Mobile homes shall be located at least ten (10) feet from all public walkways and roadways within the park. There shall be a minimum clearance of forty (40) feet between mobile homes. A setback of at least fifty (50) feet shall be maintained from any public roadway and forty (40) feet from any adjoining property line.
6. Screening shall be provided and maintained between the park and adjacent properties and roadways in the form of shrubbery or fencing as the Governing Body requires.
7. There shall be two (2) off-street parking spaces per unit.
8. Minimum Street Width: No parking on street, twenty-five (25) feet minimum improved width. Parking on side only, thirty (30) feet minimum improved width. Parking both sides thirty-six (36) feet minimum improved width.
9. All Mobile Home drives will be maintained by the owner in a satisfactory and safe condition with access to dedicated streets provided. Parks of over fifty (50) units may be required to provide additional access points for emergency access safety.
10. Trash collection receptacle shall be provided for each unit and properly screened from view.
11. Walkways shall be provided adjacent to streets on an interior system.
12. Lighting shall be provided with a minimum of 0.3 foot candles on all driveways and walks.
13. The mobile home or trailer stand shall be provided with anchors and tie-downs such as cast-in-place concrete "dead men", eyelets imbedded in concrete foundations or runways, screw augers, arrowhead anchors or other devices securing the stability of the mobile home

or trailer. The tie-down devices shall be compatible with the foundation system provided for the mobile home or trailer such that the tie-downs are designed to resist the action of frost in the same manner as the foundation system.

14. The skirting of all mobile homes and trailers is required. Such skirting shall not attach a mobile home or trailer permanently to the ground but shall be sufficient to withstand wind load requirements and shall not provide a harborage for junk or rodents nor create a fire hazard. Such skirting shall be provided with removable access panels sufficient to provide easy access to all utility connection points of the mobile home or trailer and its subsequent connection to the utility risers if they are located within the skirted area.

10-206 MOBILE HOME COURTS AND TRAILER COURTS; REFUSE DISPOSAL.

Storage, collection and disposal of refuse in a trailer or mobile home court shall be managed so as not to create health hazards, rodent harborage, insect breeding areas, accident or fire hazards or air pollution.

10-207 MOBILE HOME COURTS AND TRAILER COURTS; REFUSE STORAGE.

Refuse shall be stored in fly-tight, water-tight, rodent-proof containers which shall be located not more than one hundred fifty (150) feet from any trailer or mobile home. Containers shall be provided in sufficient number and capacity to store properly all refuse and otherwise in conformity with the garbage and refuse ordinance.

10-208 MOBILE HOME COURTS AND TRAILER COURTS; SUPERVISION. The person to whom a permit for a trailer court or mobile home court is issued shall provide adequate personnel to maintain the court, its facilities and equipment in good repair and in clean and sanitary condition at all times.