

CHAPTER 28.

MOBILE HOMES AND MOBILE HOME PARKS.¹

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Section 28-1. Definitions.

For the purposes of this chapter, the following words and phrases shall have the meanings respectively ascribed to them by this section:

Mobile home. Any unit used, or designed to be used, for living, sleeping or commercial purposes, and which is or is designed to be equipped with wheels or similar devices used for the purpose of transporting such unit from place to place, whether by motive power or other means.

Mobile home park. Any place, area or tract of land where one or more mobile home lots are rented or held out for rent, or offered to the public for the accommodation of any mobile home. Such term shall include "trailer park," "travel trailer park," "recreational trailer park" and "temporary trailer park."

Sec. 28-2. Restrictions on permanent use of mobile homes.

- (a) No person shall maintain any mobile home, used for human habitation or commercial purposes, upon any plot of ground in the city except as provided in this chapter.
- (b) No person shall remove the wheels or other transporting device from any mobile home or otherwise affix such mobile home permanently to the ground so as to prevent ready removal of such mobile home, unless a permit to do so is obtained as required for the construction of a new building. Any such alteration shall be construed as converting the mobile home into a building subject to the requirements of the zoning and building regulations of the city.
- (c) No person shall occupy for human habitation or commercial purposes any mobile home which has been rendered immobile by the removal of wheels, or placing the same on a foundation, or on the ground, unless such mobile home in construction and location complies with the ordinances relating to the construction, wiring, plumbing, sewer facilities and other regulations applicable to single-family dwellings.

¹For state law as to mobile homes and mobile home parks generally, see H. & S. C., Sec. 18000 et seq.

Sec. 28-3. Permits for temporary occupancy of mobile homes.

- (a) A temporary permit may be issued by the building inspector to keep one mobile home for human occupancy or commercial purposes on land other than an approved mobile home park for a period not to exceed thirty days. Application for a temporary permit shall be filed within forty-eight hours from the time the mobile home is located on the property.
- (b) Upon approval by the planning commission, a temporary permit may be issued for a period not to exceed six months, subject to specified conditions, for occupancy of a mobile home on a lot on which a building is continuously under construction during such period.
- (c) Those persons occupying mobile homes for human habitation or commercial purposes on individual lots in areas which are within the city, on June 2, 1961 or annexed to the city subsequent to June 2, 1961, may petition the planning commission for a permit for a variance, or other relief, from the requirements of the zoning and building regulations of the city, and the planning commission is hereby authorized to grant to any such petitioner variance or relief from pertinent building or zoning regulations as follows:
 - (1) For those persons occupying mobile homes on individual lots on June 2, 1961, for a period of not to exceed five years from and after such date.
 - (2) Those persons occupying mobile homes for human habitation or commercial purposes in areas which are annexed to the city, for a period of not to exceed five years from and after the effective date of annexation of the area involved.
- (d) At the expiration of the period of occupancy authorized by the planning commission as provided in this section, such mobile homes shall be brought into compliance with then existing zoning and building regulations, or shall be removed.

Sec. 28-4. Storage of mobile homes for uses other than occupancy permitted.

Nothing in this chapter shall be construed to prohibit the storage of any mobile home on private property when such mobile home is not used for human habitation or commercial purposes.

Sec. 28-5. Regulations applicable to mobile homes and mobile home parks.

State regulations pertaining to mobile homes and mobile home parks shall apply within the city, subject to the additional requirement that access and circulation driveways to and within all mobile home parks shall be improved with a two inch thickness of blacktop pavement surface on a firm, well drained base, or an equivalent improvement as may be approved by the city engineer.

Sec. 28-6. Applicability of chapter to operators of mobile home parks.

Every person owning, leasing, renting or operating a mobile home park shall comply with all of the provisions of this chapter and other applicable ordinances and provisions of law, and all rules and regulations formulated by the city council governing such use.