

Chapter 5.36 - MOBILE HOMES AND RECREATIONAL VEHICLES

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5.36.010 Definitions.

- A. "Mobile home" means a detached single-family dwelling unit or a dwelling unit for use as a component in a two-family or multi-family structure with all of the following characteristics:
 - 1. Designed for long-term occupancy, containing complete sleeping accommodations, toilet facilities, bath facilities and kitchen facilities, with plumbing and electrical connections for connection to an outside system;
 - 2. Designed to be transported after fabrication on its own wheels, on a flatbed or other trailer, or on detachable wheels;
 - 3. Built to arrive at the site where it is to be occupied as a complete dwelling unit, including major appliances, and ready for occupancy except for minor and incidental unpacking and assembly operations, location on foundation supports, or integration into a prepared structure.
- B. "Mobile home park" means any parcel of land upon which space is provided for at least two mobile homes, and which has been licensed as such under this chapter.
- C. "Mobile home space" means a plot of ground within a mobile home park which is designated for the accommodation and placement of a single mobile home.
- D. "Recreational dwelling unit" means a detached dwelling unit with all of the following characteristics:
 - 1. A structure designed as a temporary dwelling unit for travel, recreational and vacation uses;
 - 2. A vehicular portable structure designed to be transported after fabrication on its own wheels, on a flatbed truck or other trailer, or on detachable wheels;
 - 3. Designed to be propelled or drawn by its own or other motor power;
 - 4. "Recreational dwelling unit" includes but is not limited to: Pick-up campers, travel trailers and motor homes.

- E. "Recreational vehicle park" means any parcel of land upon which space is provided for at least two recreational vehicles, and which has been licensed as such under this chapter.
- F. "Recreational vehicle space" means a plot of ground within a recreational park which is designated for the accommodation of a single recreational vehicle.
- G. "Service building" means a building housing communal toilet, laundry and other sanitary facilities, for use by residents of a mobile home park or recreational vehicle park. (Ord. 1975-5 §16(part), 1975: prior code §5-3-1).

5.36.020 Park license--Application--Contents required.

- A. Applications for a mobile home park or recreational vehicle park license shall be filed with, and issued by the clerk, upon approval of application by the mayor and council. Such applications shall be in writing, signed by the applicant, and shall contain the following:
 - 1. Name and address of the applicant;
 - 2. The location and legal description of the park;
 - 3. Whether the application is for license for a mobile home park, or a recreational vehicle park, or both;
 - 4. Such further information as may be required by a governing body to enable it to determine whether the proposed location will comply with legal requirements, including a plot of the park, drawn to scale, designating numbered spaces for mobile homes and/or recreational vehicles.
- B. No change or alteration in the plot plan shall be made without first making a written application for such change or alteration to the governing body and receiving a written permit for such change or alteration.
- C. The governing body shall investigate the location of the park, and if it is found to be in compliance with all provisions of this chapter, and all other applicable portions of this code, the application shall be approved. (Ord. 1975-5 §16 (part), 1975: prior code §5-3-2).

5.36.030 Park license--Required--Fee.

Any person who maintains or operates a mobile home park or recreational vehicle park must first obtain a license from the city clerk, which license must be approved by the governing body of the municipality. The fee for such park shall be twenty-five dollars per year, or any portion thereof. (Ord. 1975-5 §16(part), 1975: prior code §5-3-3).

5.36.040 Park--Register requirements.

It shall be the duty of the licensee to keep a register containing a record of all mobile homes and recreational vehicles, together with their occupants, which occupy space within the park. The register shall contain the following information:

- A. Name and address of each occupant in each recreational vehicle and mobile home;

- B. Make, model and year of all automobiles, recreational vehicles and mobile homes;
- C. License numbers and owners of each mobile home and recreational vehicle, together with the state issuing such license;
- D. The date of arrival and departure of each recreational vehicle and mobile home, and the number or other designation of the space or spaces occupied.

Such register shall be available for inspection at all reasonable times by law enforcement officers and other officials whose duties necessitate securing such information. The register of records shall be maintained by the operator of the park for a period of three years. (Ord. 1975-5 §16(part) , 1975: prior code §5-3-4).

5.36.050 Park license--Transfer permitted when.

All licenses issued hereunder for a mobile home park or recreational dwelling park shall be personal to the licensee and shall be nontransferable, without the written consent of the governing body first being obtained. (Ord. 1975-5 §16(part), 1975: prior code §5-3-5).

5.36.060 Mobile home--Location restrictions--Deemed nuisance when.

Use of a mobile home as a dwelling, except in an approved mobile home park, shall be considered a public nuisance, unless the yards surrounding it comply with the requirements for a dwelling as established by the zoning chapter. Any mobile home which is not located in a mobile home park is to be considered a dwelling for the purpose of charging for water and sewer service. (Ord. 1975-5 §16(part), 1975: prior code §5-3-6).

5.36.070 Recreational vehicle--Occupancy prohibited where or deemed nuisance when.

The use of a recreational vehicle for occupancy shall be considered as a public nuisance if occupied outside of a recreational vehicle park, and it is unlawful for any person to occupy a recreational vehicle on public or private property, including city streets, and the City Park within the city limits, except within licensed recreational vehicle parks. (Ord. 1975-5 §16 (part), 1975: prior code §5-3-7).

5.36.080 Park license--Revocation or suspension authorized when.

The mayor and council may revoke or suspend any license issued pursuant to this chapter, when any licensee shall have been found guilty of a violation of this chapter. (Ord. 1975-5 §16(part), 1975: prior code §5-3-8).

5.36.090 Park license--Posting required.

A license issued under this chapter shall be conspicuously displayed in the office of the mobile home park or recreational vehicle park. (Ord. 1975-5 §16(part), 1975: prior code §5-3-9).