

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.
 - 4. Not intended or designed to be placed and anchored atop a permanent foundation per IBC and local building code requirements.
- 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 vehicle" 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;
 - 3. Designed to be propelled or drawn by its own or other motor power;

4. "Recreational vehicle" includes but is not limited to: Pick-up campers, travel trailers, fifth-wheels, 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.

5.36.020 Park Licensing

- A. Any person who maintains or operates a mobile home park or recreational vehicle park is required to possess a license from the City.
- B. Applications for a recreational vehicle park license shall be filed with, and issued by the clerk, upon approval of application by the Mayor and City 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. Such further information as may be required by the City 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 recreational vehicles.
- C. Mobile homes within mobile home parks are no longer permitted within the City. No new mobile home park licenses shall be issued after January 1, 2026. Existing, continuously occupied mobile homes within mobile home parks established prior to January 1, 2026, shall be allowed continued use and occupancy under the following terms:
 1. The mobile home park shall maintain a park license and must keep it current by paying the required fees.
 2. Any mobile home within the park shall be continuously occupied with no vacancies exceeding 30 days.
 3. When a mobile home falls into gross disrepair and is no longer serviceable, or is unoccupied for more than 30 days, it shall be removed from the mobile home park, and the mobile home space shall be permanently vacated for mobile home use.
 4. When all mobile home spaces within a mobile home park have been vacated for mobile home use, the mobile home park license shall be permanently canceled.
- D. No change or alteration in the plot plan shall be made without first making a written application for such change or alteration to the City Planning and Zoning Commission and receiving a written permit for such change or alteration.
- E. The City 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. Licenses shall be valid from July 1 of the year in which they are issued until June 30 of the subsequent year.

5.36.030 Park License Fees.

The annual fee for a park license shall be established by resolution of the City Council. License fees will not be prorated.

5.36.040 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 a register shall be available for inspection at all reasonable times by law enforcement officers and other officials whose duties necessitate the securing of such information. The register of records shall be maintained by the park operator for a period of no less than three years.

5.36.050 Park license--Transfer permitted when.

All licenses issued hereunder for a mobile home park or recreational vehicle park shall be personal to the licensee and shall be non-transferable, unless prior written consent of the City Council is first obtained.

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 it complies with the requirements for a dwelling as established by Title 17. Any mobile home that is not located in a mobile home park is to be considered a dwelling for the purpose of charging for municipal services.

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

The occupancy of a recreational vehicle outside of a recreational vehicle park shall be considered a public nuisance.

It is unlawful for any person to occupy a recreational vehicle on public property within the city limits, including, but not limited to, city streets, city right-of-ways, city parks, and public parking areas, unless prior written authorization is obtained by the city council.

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A recreational vehicle may be occupied on private property on an infrequent and/or incidental basis, provided a permanent structure with electrical, garbage, water, and sewer service is present on the property. Continuous occupancy of a recreational vehicle on private property by the property owner during the construction of a permit-approved permanent structure is allowed with prior approval from the City Council. Any unpermitted or unapproved occupancy of a recreational vehicle on private property within the City is unlawful.

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.

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.