

CHAPTER 28

MOBILE HOME PARK REGULATIONS

SECTION:

- 10-28-1: Purpose
- 10-28-2: Location Restrictions
- 10-28-3: Installation
- 10-28-4: Standards; Occupancy
- 10-28-5: Required Improvements
- 10-28-6: As Built Drawings

10-28-1: **PURPOSE:** This chapter provides additional regulations for the development of mobile home parks. (Ord. 94-1101, 11-1-1994)

10-28-2: **LOCATION RESTRICTIONS:** Mobile home parks are not permitted in the Trail Creek or Central Business Overlay Zoning Districts. (Ord. 94-1101, 11-1-1994)

10-28-3: **INSTALLATION:** All mobile homes shall be installed in compliance with I.C. 44-2201, et seq. See Appendix G for the requirements of this state law. (Ord. 94-1101, 11-1-1994)

10-28-4: **STANDARDS; OCCUPANCY:**

- A. Mobile home parks shall comply with the applicable performance standards of this ordinance.
- B. Mobile home parks shall not permit short-term (less than one month) occupancy.
- C. All mobile homes placed in a mobile home park shall be skirted with a matching metal or matching wood skirting material.
- D. The skirting shall be insulated to the IBC standards.

10-28-5: **Required Improvements:**

- A. Improvements Enumerated: The following improvements shall be provided in all mobile home parks:
1. A connection to the city's portable water system for each unit and any extension of mains required to serve the mobile home park;
 2. A connection to the city's sewage collection system for each unit and any extension of mains required to serve the mobile home park;
 3. Underground electric power and telephone connections for each unit, including any extension of lines or cables required to serve the mobile home park, in compliance with the standards established by the utility involved;
 4. Drained and graded gravel or paved roads, as specified in Appendix I;
 5. Sidewalks;
 6. Street lights; and
 7. Any other improvement required for compliance with this ordinance.
- B. Developer's Expense: All required improvements shall be installed at the developer's expense.
- C. Performance Standards: All required improvements shall be installed in compliance with the performance standards of this ordinance and any design and engineering standards separately adopted by the city.
- D. Improvements Maintained: All mobile home parks shall remain in one ownership and all required improvements shall be maintained by the developer or owner of the mobile home park. Maintenance shall include regular solid waste collection and timely snow plowing.
- E. Installation of Improvements: Developers shall install all required mobile home park improvements before any unit is offered for lease, leased, or occupied.
- F. Inspection Fees: Fees for the inspection of required improvements shall be set by resolution of the council. Inspection fees shall be paid before any work on required improvements is begun.
- G. Inspection and Acceptance of Improvements: Required improvements shall be inspected by the administrator before acceptance. The administrator may retain professional engineers to assist in these inspections. Acceptance of required improvements shall be by action of the council, following submission of the developer's written request for acceptance and receipt of the administrator's report that all

improvements have been inspected and are in compliance with this ordinance. (Ord. 94-1101, 11-1-1994)

10-28-6: **AS-BUILT DRAWINGS:** Reproducible as-built drawings of all mobile home parks improvements shall be provided to the city at the developer's expense. Ord. 94-1101, 11-1-1994)