

TITLE VI PHYSICAL ENVIRONMENT

CHAPTER 1 MOBILE HOME REGULATION

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6-1-1 DEFINITIONS. For use in this Chapter the following terms are defined as follows:

1. “Factory-built structure” shall mean any structure which is, wholly or in substantial part, made, fabricated, formed, or assembled in manufacturing facilities for installation, or assembly and installation, on a building site. “Factory-built structure” includes the terms “mobile home,” “manufactured home”, and “modular home.”

(Code of Iowa, Sec. 103A.3(8))

2. “Manufactured home” shall mean a factory-built structure built under authority of 42 U.S.C. Section 5403, that is required by federal law to display a seal from the United States Department of Housing and Urban Development, and was constructed on or after June 15, 1976.

(Code of Iowa, Sec. 435.1(3))

3. “Mobile home” shall mean any vehicle without motive power used or so manufactured or constructed as to permit its being used as a conveyance upon the public streets and highways and so designed, constructed, or reconstructed as will permit the vehicle to be used as a place for human habitation by one or more persons; but shall also include any such vehicle with motive power not registered as a motor vehicle in Iowa. Mobile homes were constructed before June 15, 1976.

(Code of Iowa, Sec. 435.1(5))

4. “Mobile home park” shall mean a site, lot, field, or tract of land upon which three or more mobile homes or manufactured homes, or a combination of any of these homes, are placed on developed spaces and operated as a for-profit enterprise with water, sewer or septic, and electrical services available.

(Code of Iowa, Sec. 435.1(6))

5. “Modular home” shall mean a factory-built structure which is manufactured to be used as a place of human habitation, is constructed to comply with the Iowa State Building Code for modular factory-built structures.

(Code of Iowa, Sec. 435.1(7))

6-1-2 LOCATION OF MOBILE HOMES. All mobile homes shall be placed or parked in a mobile home park unless permitted otherwise by State law. This section shall not apply to mobile homes parked or placed upon private property as part of a dealer's or a manufacturer's stock not used as a place for human habitation.

6-1-3 SPECIAL PERMITS FOR LOCATION OF MOBILE HOMES OUTSIDE MOBILE HOME PARKS. The City Council, upon application of a mobile home owner, may grant a permit for a mobile home to be located for a limited time on premises outside mobile home parks. The City Council shall issue such special permits when it appears that location within local mobile home park is impracticable or impossible and public health, safety, and welfare interests will not be seriously affected by granting the permit. Special permits shall not be granted for periods in excess of one (1) year but upon expiration of a special permit reapplication may be made. Application for the permit shall include:

1. A statement concerning the practicability of location within a local mobile home park;
2. A description of sanitation facilities contained within the mobile home and those facilities available at the proposed location; and
3. A statement of the desired duration of the special permit.

6-1-4 EMERGENCY AND TEMPORARY PARKING. Emergency or temporary parking of mobile homes upon the streets, alleys, highways, or any other public or private place for a period not in excess of seven (7) days shall not constitute a violation of 6-1-2, but such parking shall be subject to any prohibitions or regulations contained in other Ordinances of this City.

6-1-5 TRAFFIC CODE APPLICABLE. The owner of a mobile home park may elect to have City traffic provisions of the City Code apply to real property in the mobile home park and any person located on the real property. The owner of a mobile home park may waive this right by filing a waiver with the County Recorder.

6-1-6 BUILDING REQUIREMENTS. All mobile homes, modular homes and factory built homes as defined in the Iowa Code located outside a mobile home park shall comply with all Ordinances relating to residences or homes in the community and shall be affixed to a permanent perimeter foundation unless it is incompatible with the structural design of the home. Any home located outside a mobile home park on the date this ordinance takes effect shall be exempt from the permanent foundation requirement

(Code of Iowa, Sec. 435.26)

6-1-7 MOBILE HOME HOOKUPS. A mobile home dealer or an employee of a mobile home dealer may perform water, gas, electrical, and other utility service connections in a mobile home space, or within ten (10) feet of such space, located in a mobile home park, and the dealer or an employee of the dealer may install a tie-down system on a mobile home located in a mobile home park. The connections are subject to inspection and approval by city officials and the mobile home dealer shall pay an inspection fee of \$100. No additional permits shall be required.

6-1-8 REGULATIONS TO WHICH MOBILE HOME PARK OWNERS ARE SUBJECT. No person, firm or corporation shall establish, maintain, conduct, or operate a mobile home park within this city without first obtaining an annual license therefor from the State Department of Health. No person, firm, or corporation shall make alterations to the sanitary facilities or construct, expand, or remodel a mobile home park within this city without first obtaining a permit therefor from the State Department of Health. Said park, its facilities and the mobile homes therein shall comply with all other applicable ordinances of this city.

6-1-9 PERMANENT OCCUPANCY. A mobile home shall not be used as a permanent dwelling place or for indefinite periods of time except in a mobile home park, except those so used on December 9, 1976. Any mobile home removed from property not a mobile home park shall not be replaced by a mobile home, unless permitted by the zoning ordinance at such place.

6-1-10 MOBILE HOME PARK AREA AND YARD REQUIREMENTS. Mobile home or trailer parks shall be designed and maintained in accordance with the following requirements:

A. Park - minimum requirements:

- (1) Mobile home park area - eight (8) acres.
- (2) Front Yard - (to be measured from all streets on which park abuts) fifty (50) feet.
- (3) Side Yard - thirty-five (35) feet.
- (4) Rear Yard - thirty-five (35) feet.
- (5) Sanitary facilities - connection with the municipal power system or adequate private sewage disposal facilities.
- (6) Streets - Each mobile home lot shall have direct access to a park street. The minimum roadway width of interior park streets shall be as follows:

One-way, no parking	11 feet
One-way, parking one side	18 feet
One-way, parking both sides	24 feet
Two-way, no parking	24 feet
Two-way, parking one side	27 feet
Two-way, parking both-- sides	34 feet

Such streets shall be surfaced with asphalt, Portland cement, or concrete according to city specifications for residential streets and maintained in good condition and lighted at night.

B. Mobile home spaces - minimum requirements:

- (1) Area - fifty (50) feet by eighty (80) feet
- (2) Size - four thousand (4,000) square feet
- (3) Off drive parking - one (1) parking space for each "home" space

- (4) One on or off street space for each two (2) such lots to accommodate guests.
- (5) Front yard - fifteen (15) feet
- (6) Rear yard - ten (10) feet
- (7) Side yard - five (5) feet each side - with a minimum of twenty (20) feet between any two homes.

C. Sidewalks. Sidewalks shall be provided from the entrance of each trailer to the service facilities. These walks shall be constructed of concrete.

D. Landscaping - unused area. All areas not used for access, parking, circulation, buildings and service shall be completely and permanently landscaped and the entire site maintained in good condition. A landscaped strip of land not less than ten (10) feet in width, shall be established and maintained within the trailer park along its exterior boundaries.

E. Concrete slab. Each mobile home unit shall be equipped with a concrete slab of sufficient size to support the wheels and the front parking jack. Said slab shall have a minimum horizontal dimension of eight by ten feet (8¹ x 10') and a minimum thickness of four (4) inches.

F. Recreational areas. There shall be provided within each mobile home an adequate site or sites for recreational use by residents. The minimum area provided for such recreation site or sites shall consist of an aggregate of one hundred square feet (100) for each mobile home space in said park. The recreation sites shall be of appropriate design and provided with appropriate equipment.

G. Length of occupancy. No mobile home or trailer shall remain in a mobile home or trailer park for a period exceeding fifteen (15) days without connection to the permanent sanitary sewer system of the park.

6-1-11 BUILDING CODE FOR MOBILE HOMES. The building official shall insure that the following installation requirements are enforced:

A. All mobile homes shall be enclosed and tied down in a manner at least equivalent to the following:

- (1) Mobile homes up to 30 foot length must have two frame ties per side.
- (2) Mobile homes 30 foot to 50 foot length must have three frame ties per side.
- (3) Mobile homes 50 foot to 70 foot length must have four frame ties per side.
- (4) Mobile homes over 70 foot length must have five frame ties per side.
- (5) In addition, over-the-home ties must be as close to each end as possible, with straps at stud and rafter locations.

B. Soil tests must be made to assure that the following anchors will withstand 3,750 pounds of pull per 10 feet of mobile home.

- (1) Auger or dead man, 6' in diameter - arrowhead 8".

- (2) Auger of arrowhead depth of 4' - dead man 5'. All augers must be screwed into the earth the full 4' depth.
- (3) Anchor rod 5/8" diameter with welded eye at top must be hooked into concrete when used in dead man anchors.
- (4) Anchors to slabs must equal the above in pull resistance.

C. Connectors required:

- (1) Galvanized or stainless steel cable - 3/8" (7x7-7 wires each), or
- (2) Galvanized aircraft cable - 1/4" (7 x 19 - 7 strands of 19 wires each), or
- (3) Steel strap - 1 1/4" x .035" - galvanized, with tensioning device.
- (4) Cable ends secured by two 4-bolt clamps.
- (5) Steel rods - 5/8" with ends welded closed to form an eye.
- (6) Thinbuckles 5/8" drop forged - closed eyes. Other tensioning devices of similar strength approved.

D. Piers and footing required:

- (1) Spaced at 10' intervals on both frame rails with end ones no further than 5' from end of mobile home.
- (2) Footings of solid concrete 16" x 16" x 4", or
- (3) Piers of standard 8" x 16" solid concrete block.
- (4) Wood blocks used for leveling shall not exceed maximum thickness of 4". Such blocks must be of nominal 8" x 16" dimensions.
- (5) Other equivalent piers accepted. An adjustable screw-anchor-type column fastened to both frame rail and to a concrete pad or 4' thickness extending the length and width of the mobile home is especially recommended.

E. Patio awnings and cabana roofs:

- (1) Two rows of vertical support bars - spacing 12'. Second row to be down middle or at mobile home edge, anchored to concrete floor or equivalent footing.
- (2) Other structures on lot must be secured.
- (3) Tip-out rooms to be held by over-the-home tie at outer edge.
- (4) Clerestory roof requires over-the-home tie at end of each raised section.

6-1-12 MODULAR OR SECTIONAL HOMES. Modular or sectional homes shall not be deemed mobile homes, but must comply with the Uniform Building Code.

6-1-13 CONFLICT WITH STATE LAWS. Nothing in this ordinance or in the Uniform Building Code and the Standards for Mobile Homes, as adopted, shall be construed to be in

conflict with state laws or the State Housing Code. In the event of such conflict, the state law shall prevail.