

CHAPTER 146

MANUFACTURED AND MOBILE HOMES

146.01 Definitions
146.02 Conversion to Real Property
146.03 Foundation Requirements

146.04 Location Requirements
146.05 Mobile Home Park Design Standards
146.06 Variances

146.01 DEFINITIONS. For use in this chapter the following terms are defined:
(*Code of Iowa, Sec. 435.1*)

1. "Manufactured home" means a factory-built structure built under the authority of 42 U.S.C. Sec. 5403 which was constructed on or after June 15, 1976, and is required by federal law to display a seal from the United States Department of Housing and Urban Development.
2. "Manufactured home community" means any site, lot, field, or tract of land under common ownership upon which ten or more occupied manufactured homes are harbored, either free of charge or for revenue purposes, and includes any building, structure or enclosure used or intended for use as part of the equipment of the manufactured home community.
3. "Mobile home" means 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 also includes any such vehicle with motive power not registered as a motor vehicle in Iowa. A mobile home means any such vehicle built before June 15, 1976, which was not built to a mandatory building code and which contains no State or federal seals.
4. "Mobile home park" means any 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.

The term "manufactured home community" or "mobile home park" is not to be construed to include manufactured or mobile homes, buildings, tents, or other structures temporarily maintained by any individual, educational institution, or company on its own premises and used exclusively to house said entity's own labor or students. The manufactured home community or mobile home park shall meet the requirements of any zoning regulations that are in effect.

146.02 CONVERSION TO REAL PROPERTY. A mobile home or manufactured home that is located outside a manufactured home community or mobile home park shall be converted to real estate by being placed on a permanent foundation and shall be assessed for real estate taxes except in the following cases:

(*Code of Iowa, Sec. 435.26 & Sec. 435.35*)

1. **Retailer's Stock.** Mobile homes or manufactured homes on private property as part of a retailer's or a manufacturer's stock not used as a place for human habitation.
2. **Existing Homes.** A taxable mobile home or manufactured home that is located outside of a manufactured home community or mobile home park as of January 1, 1995,

shall be assessed and taxed as real estate, but is exempt from the permanent foundation requirement of this chapter until the home is relocated.

146.03 FOUNDATION REQUIREMENTS. A mobile home or manufactured home located outside of a manufactured home community or mobile home park shall be placed on a permanent frost-free foundation system that meets the support and anchorage requirements as recommended by the manufacturer or required by the *State Building Code*. The foundation system must be visually compatible with permanent foundation systems of surrounding residential structures. Any such home shall be installed in accordance with the requirements of the *State Building Code*.

(Code of Iowa, Sec. 103A.10 & 414.28)

146.04 LOCATION REQUIREMENTS. No mobile home, manufactured home or modular home which is 10 years or older shall be permitted to be moved into the corporate area of the City, except in a mobile home park or other approved location, and unless it complies with all requirements of this Code of Ordinances. In the event all standards, codes and City ordinances are complied with, the applicant shall be issued a building permit as provided in Chapter 155 of this Code of Ordinances.

146.05 MOBILE HOME PARK DESIGN STANDARDS. All mobile home parks constructed, established or expanded within the City after November 14, 1974, shall meet the following design standards:

1. **Site.** The site shall not be exposed to objectionable smoke, dust, noise, odors, or other adverse influences, and no portion subject to predictable sudden flooding or erosion shall be used for any purpose which would expose persons or property to hazards. Conditions of soil, ground water level, drainage, and topography shall not create hazards to the property or the health or safety of the occupants.
2. **Minimum Land Requirements.** The following minimum land requirements are applicable:
 - A. The minimum site for a mobile home park shall be five acres with a minimum of 25 lots.
 - B. Not less than eight percent of the gross site area shall be devoted to recreation facilities, generally provided in a central location. Recreation area may include space for community buildings and community use facilities, such as indoor recreation area, swimming pool, hobby and repair shops, and service buildings. The site of centralized recreation areas shall be calculated on a basis of at least 100 square feet per lot, provided that no recreation area shall contain less than 5,000 square feet.
 - C. All mobile homes shall be located at least 25 feet from any park property boundary line abutting upon a public street or highway and at least 10 feet from other park property boundary lines.
 - D. There shall be a minimum distance of 10 feet between the mobile home stand and the abutting park street. All mobile home parks located adjacent to industrial or commercial land uses shall be provided screening, such as fences or natural growth along the property boundary line separating the park and such adjacent nonresidential area.
 - E. All utility lines shall be placed underground within the park. Each mobile home lot shall be provided with water, sanitary sewer, electric lines, and

telephone lines, and gas lines if needed, in compliance with applicable codes. Fire hydrants shall be installed as required by the governmental agency having jurisdiction.

F. Adequate street lighting shall be provided along the private streets for the safety of pedestrians.

G. Refuse collection areas shall be screened from public view.

H. If possible, a minimum of two vehicular entrances shall be provided for each mobile home development. One entrance may be kept closed to the general public if provision is made for emergency access.

I. Exterior boundaries of the park which do not abut a public street be bounded by an approved hedge planting.

J. Exterior boundaries of the park abutting a public street may be provided with a masonry wall having a minimum height of five feet and a maximum height of six feet and designed in an irregular or undulating pattern to create an attractive border. The land between the wall and the public street improvement shall be landscaped and shall be maintained in good condition by the park operator.

K. Trailer and boat storage area shall be provided at the minimum ratio of 250 square feet of land for each mobile home lot.

L. All abutting public streets and alleys and all interior easements for utilities and public service vehicles shall be dedicated where required on the final plan and all public improvements shall be installed in accordance with plans approved by the public works department.

M. No mobile home shall be permitted to be placed so that the rear of said mobile home faces a public street unless there is a minimum separation distance of 250 feet between the street centerline and the mobile home.

N. One permanent identification sign shall be permitted at any main entrance to a mobile home development. Such sign shall be of ornamental stone, masonry, or other permanent material and shall indicate only the name of such mobile home development. Such sign shall not exceed 20 square feet in surface area.

3. Density. The following density regulations shall be applicable:

A. The maximum density of mobile homes shall be eight per acre.

B. No mobile home shall be located closer than 20 feet from any other mobile home or permanent building within the mobile home park, except that in the case of modular or sectionalized construction, the minimum distance can be decreased to zero where the abutting walls of the modular or sectionalized construction has no windows and the plan incorporates means of fire protection between said modular or sectionalized construction of not less than one hour fire resistant material.

C. Mobile home stands shall not occupy an area in excess of one-third of the respective lot area. The accumulated occupied area of the mobile home and its accessory structures on a mobile home lot shall not exceed two-thirds of the respective lot area.

4. Streets. Streets shall meet the following minimum standards:
 - A. All mobile home developments shall be provided with safe and convenient vehicular access from abutting public streets or roads to each mobile lot. Such access shall be provided by streets, driveways, or other means.
 - B. Entrance to mobile home developments shall have direct connections to a public street and shall be designed to allow free movement of traffic on such adjacent public streets.
 - C. Pavements should be of adequate widths to accommodate the contemplated parking and traffic load in accordance with the type of street, with 10-foot minimum moving lanes for collector streets, nine feet minimum moving lanes for minor streets, seven feet minimum lane for parallel parking, and in all cases shall meet the following minimum requirements:
 - (1) Collector streets with guest parking allowance - 34 feet.
 - (2) Collector streets and all other streets except minor streets without parking allowance - 24 feet.
 - (3) Minor streets serving less than 40 lots (no parking) - 18 feet.
 - (4) One-way streets serving less than 20 lots (no parking) - 14 feet.
 - D. Two parking spaces shall be provided for each mobile home lot, plus one guest parking space for each 10 mobile home lots.
5. Accessory Structures. Accessory structures remain as per definition dependent upon the mobile home and shall not be used complete independent living units with permanent provisions for sleeping, cooking and sanitation. Such structures shall be designed in a manner that will enhance the appearance of the mobile home development and shall be erected and constructed and as required by applicable local building codes.
6. Building Permit. Prior to the issuance of a building permit for construction of a mobile home park, a comprehensive site plan shall be submitted for review and approval of the Planning and Zoning Commission.
7. Application. All applications for permit shall contain the following:
 - A. The area and dimension of the tract of land.
 - B. The number, location and size of all mobile home lots.
 - C. The location and width of roadways and walkways.
 - D. The location of water and sewer lines and riser pipes.
 - E. Plans and specifications of the water supply and refuse and sewage disposal facilities.
 - F. Plans and specifications of all buildings constructed or to be constructed within the development.
 - G. Location and details of lighting and electrical systems.
 - H. Location and details of recreation areas and facilities.
 - I. Detailed landscape and grading plan.
8. Fee. All applications shall be accompanied by a deposit of a fee of \$20.00.

9. Application Review. When, upon review and comment of the applications, the administrative officer, as well as the Planning and Zoning Commission are satisfied that the proposed plan meets the requirements of the chapter, a permit shall be issued by the administrative officer.

10. Permit Denied. Any person whose application for a permit under this chapter has been denied may request and shall be granted a hearing on the matter before the Board of Adjustment under the procedure by this chapter.

146.06 VARIANCES. Where the Commission finds that extraordinary hardships may result from strict compliance with the design standards of this chapter it may vary the standard so that substantial justice may be done and the public interest secured, provided that such variation will not have the effect of nullifying the intent and purpose of this chapter. In granting variances and modifications, the Commission shall weigh the benefits or hardships against the general standards and objective of this chapter; and may require such conditions as will, in its judgment, secure substantially the objectives of the standards or requirements so varied or modified.

[The next page is 691]