



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-5035

Growth Management Department

300 Sixth Street

605-394-4157 • Fax 605-394-6636

Brad Solon, Building Official
Development Service Center
City web: www.rcgov.org

Phone: 605-394-4157
Fax: 605-394-6636
e-mail: brad.solon@rcgov.org

MEMORANDUM

TO: Legal and Finance Committee

FROM: Brad Solon, Building Official

DATE: November 22, 2010

SUBJECT: Proposed Mobile Home Park Ordinance Amendment (10OA004)

Attached are draft ordinance amendments to Title 15.48 and Title 17.50.110 of the Rapid City Municipal Code. The amendments revise the regulations relating to the licensing and operation of mobile home parks in the City of Rapid City. The revisions of Title 17 require review and recommendation by the Planning Commission.

The intent of the proposed ordinance amendments is to make the two sections regulating mobile home parks consistent with one another, to apply the regulations to all mobile home parks within the City and to make the ordinances easier to use and understand.

The proposed ordinance amendments to Title 15.48 and zoning Title 17.50.110 were drafted and presented to the public at meetings on July 13, 2010, August 3, 2010, October 11, 2010 and November 3, 2010. Many mobile home park owners and managers were present. Some members of the general public also attended the public meeting. Input from the mobile home park owners, managers, general public, and staff has been incorporated into the draft ordinances.

Some of the proposed major changes include:

- A manufactured home of larger dimensions may be installed in a non-conforming manufactured home park, where currently it is not allowed;
- The allowable height of a manufactured home increased to 30' allowing 2 story housing;
- Reduced clearances are allowed when fire sprinkled manufactured homes are provided;
- Additional reductions in clearances can be allowed through a planned development;
- Lot numbers, skirting, signage and fire lanes are subject to current requirements and subject to review annually;
- Park Licenses will expire July 30 annually, instead of December 31 annually assisting owners in resolving outstanding issues;
- Non-compliant parks will be charged for additional inspections;



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- Parks containing more than 2 manufactured homes will be required to be licensed while currently manufactured home parks with 25 or more manufactured homes are licensed;
- Alternative skirting materials may be approved by the Fire Chief; and
- Additions to manufactured homes are not permitted, however staff has agreed to review the issue in the future if additional information is available.

Recommendation: Staff recommends approval of the draft ordinance amendments.



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