

ORDINANCE NO. 5817

AN ORDINANCE TO ALLOW MODULAR HOMES IN MANUFACTURED HOME PARKS BY AMENDING SECTION 15.48.010 AND SECTION 15.48.090 OF CHAPTER 15.48 OF THE RAPID CITY MUNICIPAL CODE

WHEREAS, the State of South Dakota has given municipalities the general police power to promote the health, safety, morals, and general welfare of the community; and

WHEREAS, the State of South Dakota has given municipalities the power to regulate buildings and construction; and

WHEREAS, the City of Rapid City adopted a revised Section 15.48 to the Rapid City Municipal Code relating to manufactured homes and manufactured home parks on March 4, 2011; and

WHEREAS, the Common Council of the City of Rapid City deems it to be in the City's best interests to amend Section 15.48.010 and Section 15.48.090 of the Rapid City Municipal Code to allow modular homes in manufactured home parks.

NOW THEREFORE, BE IT ORDAINED by the City of Rapid City that Section 15.48.010 of Chapter 15.48 of the Rapid City Municipal Code be amended as follows:

15.48.010 Definitions.

For the purpose of this chapter, the following definitions shall apply:

LICENSE. A written license issued by the City Council pursuant to this chapter and regulations promulgated under this chapter.

MANUFACTURED HOME. A movable living unit designed for year-round occupancy, ~~having no foundation other than~~ that is anchored to the ground or supported by wheels, jacks, piers or skirtings, and which is capable of being moved, towed or transported on or by another vehicle. Sometimes referred to as a trailer home. A stick built modular home shall also be considered to be a manufactured home under this Chapter. Manufactured homes shall comply with the requirements of the Manufactured Home Construction and Safety Standards effective June 15, 1976- or, if it is a modular home, with the requirements of any higher standard recognized and adopted by the City of Rapid City including, but not limited to, the International Residential Code or any residential building code later adopted by the City of Rapid City.

MANUFACTURED HOME ACCESSORY BUILDING OR STRUCTURE. Any awning, cabana, ramada, storage cabinet, carport, fence, windbreak, or porch established for the use of the occupant of the manufactured home on a manufactured home space.

MANUFACTURED HOME PARK. A contiguous parcel of land that is used for the accommodation of occupied manufactured homes.

MANUFACTURED HOME SPACE. A designated portion of a manufactured home park designed for the accommodation of 1 manufactured home and its accessory buildings or structures for the exclusive use of its occupants.

BE IT FURTHER ORDAINED by the City of Rapid City that Section 15.48.090 of Chapter 15.48 of the Rapid City Municipal Code be amended as follows:

15.48.090 Anchorage.

All manufactured homes and accessory structures shall not be required to be affixed to a permanent foundation (as may be required by the International Residential Code), but shall be anchored per the current adopted NFPA and Fire Code. Any manufactured home or structure not anchored per the adopted code shall be anchored by a method approved by a registered engineer. In addition, anchorage shall comply with the current adopted building and fire codes for wind, seismic and flood loads.

CITY OF RAPID CITY

Mayor

ATTEST:

Finance Officer

(SEAL)

First Reading:

Second Reading:

Published:

Effective: