

CHAPTER 15.48: MOBILE HOMES AND MOBILE HOME PARKS

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15.48.010 Definitions.

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

MOBILE HOME. A movable living unit designed for year-round occupancy, having no foundation other than wheels, jacks or skirtings, and which is capable of being moved, towed or transported by another vehicle. Sometimes referred to as a trailer home.

MOBILE HOME PARK. Any area, tract or site or plat of land whereupon a minimum of 25 mobile homes as herein defined are placed, located or maintained, and includes all accessory buildings used or intended to be used as part of the equipment thereof.

MOBILE HOME SPACE. A plot of ground within a mobile home area which is designed for and designated as the location for only one automobile and one mobile home and not used for any other purposes whatsoever other than the customary accessory use thereof.

PERMIT. A written permit issued by the city council pursuant to this chapter and regulations promulgated under this chapter.
(Ord. 2969 (part), 1992; prior code § 29-1)

15.48.020 Mobile home parks-Permit-Required.

It is unlawful for any person to construct, maintain, operate or alter any mobile home park within the limits of the city unless he or she holds a

valid permit issued annually by the council in the name of such person for the specific mobile home park.

(Prior code § 29-18)

15.48.030 Mobile home parks-Permit application.

A. All applications for permits under this chapter shall be made to the Common Council. Such applications shall be in writing signed by the applicant, or accompanied by an affidavit of the applicant as to the truth of the application, and shall contain the following:

1. The name and address of the applicant;
2. The location and legal description of the mobile home park;
3. A complete plan of the mobile home park, showing compliance with all applicable provisions of this chapter and regulations promulgated hereunder;
4. Such further information as may be requested by the Building Inspection Department, the Fire Department or the Pennington Health Department to enable them to determine if the mobile home park will comply with legal requirements.

B. The complete plan referred to in subsection A.3. of this section shall show:

1. The area and dimensions of the tract of land;
2. The number, location and size of all mobile home spaces;
3. The location and width of roadways and walkways;
4. The location of service buildings and any other proposed structures;
5. The location of water and sewer lines;

6. Plans and specifications of all buildings and other improvements, constructed or to be constructed, within the mobile home park;

C. The application and licensing shall be controlled by Chapter 5.04 of this code unless clearly contradictory to a specific requirement of that chapter.
(Prior code § 29-19)

15.48.040 Mobile home parks-Permit-Fee.

The permit fee for operating a mobile home park shall be \$50 per year for the first 10 mobile home spaces plus \$1.50 per year for each mobile home space in excess of 10. Any mobile home park adding a mobile home space during a permit year shall pay the sum of \$1.50 for each space so added for the unexpired portion of the permit year.
(Prior code § 29-20)

15.48.050 Mobile home parks-Permit-Issuance.

The Common Council may issue a permit applied for under this chapter upon compliance by the applicant with the provisions of this chapter and regulations adopted pursuant to this chapter.
(Prior code § 29-21)

15.48.060 Notice of change in park's ownership.

Every person holding a permit under this chapter shall give notice in writing to the Common Council, within 30 days after having sold, transferred, given away, or otherwise disposed of interest in or control of any mobile home park. Such notice shall include the name and address of the person succeeding to the ownership or control of such mobile home park.
(Prior code § 29-15)

15.48.070 Mobile home placement--Setback requirements.

Mobile homes shall not be parked in the public street right-of-way or within 10 feet of the street curb line or whichever is the greatest distance from the street. If no curb, then 12 feet from the road edge. (Prior code § 29-2)

15.48.080 Mobile home placement--Obstruction prohibited.

It is unlawful for any person to park a mobile home in a mobile home park so that any part of such mobile home obstructs any roadway or walkway within the park. (Prior code § 29-3)

15.48.090 Mobile home placement--Prohibited unless space available.

It is unlawful for any person to allow any mobile home in a mobile home park unless there is a mobile home space available, or unless such mobile home is in dead storage. Such dead storage mobile homes shall not block access or exit roads, and shall comply with the provisions of § 17.50.110. (Ord. 2969 (part), 1992: prior code § 29-4)

15.48.100 Permanent additions and skirting of mobile homes.

A. No permanent additions of any kind shall be built onto or become a part of a mobile home park, unless a secondary or emergency exit from the mobile home is provided which does not open into the addition.

B. Skirting of mobile homes is permissible, but the skirting shall not permanently attach the mobile home to the ground, provide a harborage for rodents, or create a fire hazard. Skirting shall be installed on mobile homes of materials as recommended by the

manufacturer of the mobile home or approved exterior rated sheathing material as allowed by the adopted building and fire codes. Materials such as tires, straw bales and similar combustible materials and uses are strictly prohibited.

(Ord. 3367 (part), 1997: Ord. 2969 (part), 1992: prior code § 29-5)

15.48.110 Access roads to homes within park.

Access roads shall be provided to each mobile home space in a mobile home park. All access roads shall have a minimum width of 20 feet and shall meet all other minimum standards of the Street Design Criteria Manual pertaining to dead-end roadways.

(Ord. 3756, 2001: prior code § 29-6)

15.48.120 Parking for motor vehicles.

Areas shall be provided in mobile home parks for the parking of motor vehicles. The areas shall accommodate at least the number of vehicles equal to the mobile home spaces provided.

(Prior code § 29-7)

15.58.130 Water supply.

A. All mobile homes within the city shall be connected to the public water supply and its supply used exclusively if it is within 200 feet. The development of any independent water supply to serve any mobile home park shall be made only after plans and specifications have been submitted to and approved by the Pennington County Health Department, the Department of Environment Protection, Pierre, South Dakota, and the Rapid City Engineering Department; provided that, an approved set of plans shall be on the job during construction.

B. Repairs to, or expansion of the water distribution system that become necessary shall be made in accordance with the South Dakota State Plumbing Code and Rapid City ordinances.

(Prior code § 29-8)

15.48.140 Sewer system.

Repairs to, or expansion of the sewer system that become necessary shall be made in accordance with the South Dakota Plumbing Code and city ordinances. (Prior code § 29-9)

15.48.150 Storage, collection and disposal of refuse.

A. All mobile home units within a mobile home park shall dispose of their garbage in the same manner as provided for family domestic units in § 8.08.030.

B. All garbage shall be collected at least once weekly. Rubbish shall be collected frequently enough to prevent it from overflowing available containers. If suitable collection service is not available from municipal or private agencies, the mobile home park operator shall provide this service. All refuse shall be collected and transported in covered vehicles and covered containers. (Prior code § 29-10)

15.48.160 Insect and rodent control.

Accumulations of debris which may provide harborage for insects and rodents shall not be permitted in a mobile home park. (Prior code § 29-11)

15.48.170 Electricity.

A. Repairs to or expansion of the electrical distribution system within any mobile home park shall comply with the National Electrical Code, the state electrical wiring bulletin and city ordinances.

B. Existing electrical installations shall be continued if approved by the Building Inspection Department the Fire Department and the Pennington County Health Department. (Prior code § 29-12)

15.48.180 Fire protection.**A. General mobile home park fire safety.**

1. The entrance to each row of mobile homes in a mobile home park shall have a directional sign with minimum 4-inch letters indicating mobile home lot numbers in each row.

2. Each mobile home shall have a lot number with minimum 3-inch letters, and such numbers shall be placed at the same location on all mobile homes or mobile home lots and shall be readily visible from the access streets.

3. a. Each mobile home in a mobile home park shall be parked so that there is a minimum of 15 feet between mobile homes and appurtenances thereto, provided however, with respect to mobile homes parked end-to-end, the end-to-end clearances shall be not less than 10 feet. This section shall not be construed to be applicable to nonenclosed, noncombustible awnings which shall be allowed up to three feet from any adjacent mobile home.

b. No mobile home and/or accessory structure in a mobile home park shall be located closer to any permanent building located within the mobile home park, as permitted by the locally adopted building and fire codes.

4. Electrical heat tapes, if installed, shall be of a type that is approved and listed by a nationally recognized testing laboratory.

5. Mobile home parks shall be kept free from any accumulation of rubbish, dry brush, leaves and weeds.

6. No combustible material shall be stored or placed under a mobile home or appurtenance thereto.

B. *Water supply for fire protection.* Standard fire hydrants shall be located along mobile home park streets or public ways readily accessible for Fire Department use and located within 500 feet of any mobile home lot.

C. *Portable fire extinguishers.* Permanent buildings shall be provided with listed portable fire extinguishers in accordance with the provision of the National Fire Prevention Association standard for portable fire extinguishers. (NFPA No. 10-1974).

D. *Fire safety rules and regulations.* The mobile home park management shall be responsible for posting in a conspicuous place the Fire Safety Rules and Regulations as set forth by the city's Fire Department.
(Ord. 3367 (part), 1997: prior code § 29-13)

15.48.190 Use of liquefied petroleum gases.

A. Liquefied petroleum gas used at individual mobile homes or in a mobile home park shall comply with the provisions of the NFPA standard for liquefied petroleum gases (NFPA No. 58-1974).

B. Empty liquefied petroleum gas containers shall not be placed under mobile homes. Any empty fuel containers shall be stored in an area designated for the storage.
(Prior code § 29-14)

15.48.200 Cumulative requirements.

The requirements of this chapter are minimal requirements for all mobile home courts; however, any mobile home court that was established after 1968 or is to be established in the future shall, in addition to the requirements of this chapter, fulfill and meet all the requirements under a mobile home park provided for in Title 17 of this code and if there is any conflict, the more stringent requirement shall control.
(Prior code § 29-22)

15.48.210 Inspections.

A. The Building Inspection Department, the Fire Department or the Pennington County Health Department are authorized and directed to make inspections to determine the condition of mobile home

parks located in the city in order that they may perform their duties of safeguarding the health and safety of occupants of the mobile home park.

B. The Building Inspection Department, the Fire Department or the Pennington County Health Department shall have the power to enter at reasonable times upon any private or public property for the purpose of inspecting and investigating conditions relating to the enforcement of this chapter. It shall be the duty of the owner or occupant of the mobile home park and the mobile home contained therein or the person in charge thereof to give the Building Inspection Department, the Fire Department or the Pennington County Health Department free access to such premises at reasonable times for the purpose of inspections.
(Prior code § 29-16)

15.48.220 Violations—Notice—Hearing—Determination.

A. Whenever the Building Inspection Department, the Fire Department or the Pennington County Health Department determines that there are reasonable grounds to believe that there has been a violation of any provision of this chapter or any regulation adopted pursuant to this chapter, they shall give notice of the alleged violation to the person responsible therefor. The notice shall:

1. Be put in writing;
2. Include a statement of the reasons why it is being issued;
3. Allow a reasonable time for the doing of any act it requires; and
4. Contain an outline of remedial action which, if taken, will effect compliance with the provisions of this chapter and with regulations adopted pursuant to this chapter.

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B. The notice provided for in subsection A. shall be served upon the owner or his or her agent, or the occupant, as the case may require; provided that, the notice shall be deemed to be properly served upon the owner or agent, or upon the occupant, if a copy thereof is sent by registered mail to his or her last known address, or if a copy thereof is posted in a conspicuous place, or if he or she is served with the notice by any other method authorized or required by the laws of this state.

C. Any person affected by any notice which has been issued in connection with the enforcement of any provisions of this chapter, or any regulation adopted pursuant to this chapter, may request and shall be granted a hearing on the matter before the Rapid City Common Council, provided the files in the office of the city's Building Inspection Department, a written petition requesting the hearing and setting forth a brief statement of the grounds therefor, within 10 days after the notice is served. Upon receipt of the petition, the Building Official or his or her designee shall set a time and place for the hearing before the Common Council and shall give the petitioner written notice thereof.

D. At the hearing provided for in subsection C. of this section, the petitioner shall be given an opportunity to be heard and to show why such notice should be modified or withdrawn. The hearing shall be commenced not later than 20 days after the date on which the petition was filed; provided that, upon application of the petitioner, the Building Official or his or her designee may postpone the date of the hearing for a reasonable time beyond the 20-day period, if in his or her judgment the petitioner has submitted a good and sufficient reason for the postponement.

D. After the hearing provided for in this section, the Building Inspection Department, shall sustain, modify or withdraw the notice depending upon the findings of the Common Council as to whether the provisions of this chapter and of regulations adopted pursuant to this chapter have been complied with. If the original order of the Building Inspection Department, the Fire Department or the

Pennington County Health Department is sustained, it shall be effective immediately. If the Common Council modifies or withdraws the notice, it shall be effective upon serving notice of the amended or withdrawn order in the same manner as required for in the original order under subsection B. of this section.

F. Any proceedings by the Building Inspection Department, the Fire Department or the Pennington County Health Department shall be reduced to writing and entered in their respective records and the records shall include a copy of every notice or order issued in connection with the matter.
(Prior code § 29-17)