

CITY OF RAPID CITY ORDINANCES

MOBILE HOME PARK INSPECTION

ADDRESS _____ DATE _____

LOT _____ BLOCK _____

ADDITION _____ ZONE _____

FIRE ZONE _____ PROPERTY OWNER _____

ADDRESS _____ PHONE _____

GENERAL PROVISIONS

APPROVED

YES NO

- 1. The mobile home park shall be subject to the density provisions of the district in which it is located; provided, however, there shall be not less than 3,000 square feet of lot area for each space provided on the site. This space ratio shall include access roads, automobile parking, accessory building space and recreational area. (17.50.110 A2)
- 2. Height of all buildings shall not have a height greater than 1 story or 15 feet. (17.50.110 A2)
- 3. There shall be established and maintained within each park an automobile parking area for the use of guests. The number of spaces within this area shall be equal to 1 for every 4 trailer sites; however, a minimum of 1 guest space shall be provided for every mobile home park. (17.50.110 A3)
- 4. Mobile home spaces must abut upon an unobstructed interior park road of not less than 20 feet in width. Vehicular access shall be provided from a public street. All dead-end interior park roads in excess of 150 feet in length shall include an approved emergency vehicle turning area.. (17.50.110 A4)
- 5. Each mobile home space shall be provided with a water connection and a connection to the City's sanitary sewer lines. (17.50.110 A5)
- 6. Each mobile home park shall be provided with a management office. Service buildings shall be provided as necessary. (17.50.110 A6)
- 7. Mobile homes shall not be used for commercial, industrial, or other nonresidential uses within mobile home parks. (17.50.110 A7)

APPROVED

YES NO

- 8. Clearances for all structures within a mobile home park shall comply with Section 15.48 of this Code. (17.50.110 A8)
- 9. Setbacks from all exterior property boundaries shall comply with the provisions of the applicable zoning district. (17.50.110 A9)
- 10. When new or used mobile homes are placed in mobile home parks, the clearances shall be the following: (15.48.080)

Yes No

<input type="checkbox"/>	<input type="checkbox"/>	Front clearance from interior park road edge	5 feet
<input type="checkbox"/>	<input type="checkbox"/>	Side clearance from any mobile home or other structure	20 feet
<input type="checkbox"/>	<input type="checkbox"/>	Rear clearance from any mobile home or other structure	10 feet
<input type="checkbox"/>	<input type="checkbox"/>	In no case shall a mobile home be closer than 10 feet from another mobile home or other structure.	
<input type="checkbox"/>	<input type="checkbox"/>	Deck to any other deck	5 feet
<input type="checkbox"/>	<input type="checkbox"/>	Carport to adjacent deck	5 feet
<input type="checkbox"/>	<input type="checkbox"/>	Carport to adjacent carport	5 feet
<input type="checkbox"/>	<input type="checkbox"/>	Carport to mobile home on the same mobile home space	0 feet
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Carport to mobile home on a separate mobile home space	10 feet
<input type="checkbox"/>	<input type="checkbox"/>	Any other structure to any accessory structure	20 feet
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any building or structure not listed shall have clearances as mandated by the current adopted building code for fire separation distance.	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Height	15 feet maximum
<input type="checkbox"/>	<input type="checkbox"/>	Setback from right-of-way or property line: Per applicable zoning district	
Title 17			

APPROVED

YES NO

- 11. All mobile homes and accessory structures shall be anchored per the current adopted NFPA and Fire Code. Any mobile 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. (15.48.090)
- 12. Skirting of all mobile homes shall be of non-combustible materials or of combustible materials that have a flame spread rating of 50 maximum and a smoke development rating of 450 maximum. Tires, hay bales, cardboard, foam insulation, lattice, T1-11, OSB and plywood are prohibited for use as skirting. (15.48.100)
- 13. Additions to mobile homes are not permitted. Open non-enclosed decks and covered decks are permitted and carports may be attached to any mobile home. Carports shall be open on two or more sides. (15.48.110)
- 14. All mobile home parks, including individual mobile home sites, shall be in compliance with the currently adopted International Property Maintenance Code. (15.48.120)
- 15. All mobile home parks shall be free from junk, unlicensed vehicles and nuisances per Title 8 of the Rapid City Municipal Code. (15.48.130)
- 16. Fire lanes shall be constructed and maintained as per the current adopted Fire Code. Driving surfaces shall be able to withstand the loads of vehicular traffic and fire services apparatus. (15.48.140)
- 17. Signs within mobile home parks shall be subject to the provisions of the current Sign Code adopted by the City. (15.48.150)
- 18. Lot numbers shall be per the Fire Code adopted by the City. Lot numbering shall be subject to review at every annual license renewal to ensure continual compliance. (15.48.160)
- 19. Mobile homes, accessory structures, sheds, driveways, roadways, parking areas and grading shall be constructed or placed in such a manner so as to ensure adequate drainage and protect property and improvements.. (15.48.170)
- 20. Mobile homes shall have the original exit arrangement as at the time of manufacture. Mobile homes that do not have the original exit arrangement shall not be allowed. (15.48.180)
- 21. Sanitary sewer and water supply systems shall be properly maintained at all times. New or replacement water and sewer lines shall be constructed per the current adopted City of Rapid City Utility Construction Code.(15.48.190)

APPROVED

YES NO

- 22. Adequate parking shall be provided at all times. Parking shall be provided per Section 17.50.270. (15.48.200)
- 23. The owner of each mobile home park shall be responsible for road maintenance and snow removal within the mobile home park. (15.48.260)
- 24. Garbage removal shall be as provided for in Title 8 of the Rapid City Municipal Code. (15.48.270)
- 25. The storage and use of liquified propane gas (LP gas) shall be in compliance with NFPA 58. (15.20.100)

DRAFT