

ORDINANCE NO. 5613

AN ORDINANCE REPEALING SECTION 17.50.110 OF THE RAPID CITY MUNICIPAL CODE RELATING TO SUPPLEMENTARY REGULATIONS APPLICABLE TO MOBILE HOME PARKS AND ADOPTING A NEW REVISED SECTION 17.50.110 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 zoning; and

WHEREAS, the City of Rapid City desires to eliminate conflicting regulations contained within various Code sections; and

WHEREAS, the City of Rapid City has adopted regulations for mobile home parks within the City; and

WHEREAS, the City of Rapid City deems it in the best interest of the City to amend the previously adopted regulations.

NOW, THEREFORE, BE IT ORDAINED by the City of Rapid City that Section 17.50.110 is hereby repealed in its entirety.

~~17.50.110 Mobile home parks.~~

~~— A. — *Property development standards.* The following property development standards shall apply for all mobile home parks established after the adoption date of this title; however, no mobile home park presently existing shall be expanded except in conformity with this section.~~

~~—— 1. — No parcel of land containing less than 5 acres and less than 25 mobile home spaces, available at time of first occupancy may be used for the purpose permitted in the mobile home park.~~

~~—— 2. — 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.~~

~~—— 3. — The mobile home park shall be located on a well drained site, properly graded to insure rapid drainage and freedom from stagnant pools of water.~~

~~—— 4. — For yards:~~

~~_____ a. Each mobile home park shall have a front yard of 25 feet extending for the full width of the parcel devoted to the use.~~

~~_____ b. Each mobile home park shall have a rear yard and a side yard on both sides of the parcel devoted to the use of not less than 10 feet~~

~~_____ c. Where a side or rear yard abuts a street, the yard shall be not less than 25 feet and all yards shall be landscaped and maintained.~~

~~_____ 5. No building or structure erected or stationed in this park shall have a height greater than 1 story or 15 feet.~~

~~_____ 6. Each mobile home park shall be permitted to display on each street frontage, 1 identifying sign of a maximum size of 20 square feet. All signs shall be set back 12½ feet from the property line. The sign shall contain thereon only the name and address of the mobile home park and may be lighted by indirect lighting only.~~

~~— B. — *Size.* Each mobile home park shall be of sufficient size that, in addition to the trailer, the following areas shall be provided:~~

~~_____ 1. Each mobile home space shall be at least 30 feet wide and such space shall be clearly defined by permanent markers.~~

~~_____ 2. There shall be a front yard setback of 5 feet from all access roads within the mobile home park.~~

~~_____ 3. Mobile homes shall be harbored on each space so that there shall be at least a 20-foot clearance between mobile homes or appurtenances, provided, however, with respect to mobile homes parked end to end, the end to end clearance shall be not less than 10 feet. No mobile home shall be located closer than 20 feet from any building within the mobile home park.~~

~~_____ 4. There shall be at least 1 paved, off-street parking space for each trailer space, which shall be on the same site as the trailer served, and may be located in the rear or side yard of the trailer space.~~

~~_____ 5. Each mobile home space shall be provided with a paved patio of at least 200 square feet and have a storage locker of at least 100 cubic feet. Storage lockers may be located in locker compounds.~~

~~— C. — *General provisions.*~~

~~_____ 1. 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.~~

~~2. Access roads within a mobile home park shall be paved to a width of not less than 24 feet. Where access roads are paved to a width of 32 feet or more, the required guest parking area shall be waived.~~

~~3. Mobile home spaces must abut upon a driveway of not less than 20 feet in width, which shall have unobstructed access to the access road within the mobile home park. Vehicular access shall be provided from a public street, and all dead-end driveways shall include adequate vehicular turning space.~~

~~4. A minimum of 6 inches of compacted gravel, or other suitable pavement material, shall be installed for each trailer space. Size of pads shall be 10 feet by 45 feet or larger.~~

~~5. Walkways not less than 3 feet wide shall be provided from the mobile home spaces to the service buildings.~~

~~6. Each mobile home space shall be provided with a water connection and a connection to the city's sanitary sewer lines.~~

~~7. Each mobile home park shall be provided with a management office and such service buildings as are necessary.~~

~~8. Skirting for mobile homes shall be of noncombustible material only.~~

~~9. Trailers, with or without toilet facilities, that cannot be connected to a sanitary sewer line shall not be permitted in a mobile home park.~~

~~10. Cabanas and other similar enclosed structures shall be subject to a building permit, and the setback requirements provided for mobile homes.~~

~~11. Mobile homes shall not be used for commercial, industrial, or other nonresidential uses within the mobile home parks.~~

~~D. *Application for permit.*~~

~~1. An application for a mobile home park permit shall be as regulated hereunder and as in the current building codes adopted by the City of Rapid City.~~

~~2. The application for a permit shall be filed with and issued by the building inspector. Each application shall be accompanied by 3 copies of the plot plan drawn to scale, and prepared by a licensed engineer or architect. Such copies shall be reviewed and approved by the Common Council, the health department and the building inspector. The following information shall be shown:~~

~~a. The location and legal description of the proposed mobile home park;~~

- ~~_____ b. Plans and specifications of all buildings, improvements and facilities constructed or to be constructed within the mobile home park;~~
 - ~~_____ c. The proposed use of buildings shown on the site;~~
 - ~~_____ d. The location and size of all mobile home spaces;~~
 - ~~_____ e. The location of all points of entry and exit for motor vehicles and internal circulation pattern;~~
 - ~~_____ f. The location of all landscaping to be provided;~~
 - ~~_____ g. The location of all lighting standards to be provided;~~
 - ~~_____ h. The location of all walls and fences and the indication of their height and the materials of their construction;~~
 - ~~_____ i. The name and address of the applicant;~~
 - ~~_____ j. Such other architectural and engineering data as may be required to permit the building inspector and Common Council to determine if the provisions of this title are being complied with.~~
- ~~_____ 3. A time schedule for development shall be prepared, which shall demonstrate the applicant's readiness and ability to provide the proposed services, and all required improvements and facilities shall be installed within 1 year.~~

BE IT FURTHER ORDAINED by the City of Rapid City that a new Section 17.50.110 be created to read as follows:

17.50.110 Manufactured Home Parks

A. Property Development Standards

1. The following property development standards shall apply for all manufactured home parks established after the adoption date of this title; however, no manufactured home park presently existing shall be expanded except in conformity with this section.
2. The manufactured 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. Height of manufactured homes shall not exceed 30 feet, and height of accessory structures shall be as regulated by the applicable zoning district per Title 17.

3. There shall be established and maintained within each park two parking spaces per manufactured home for the use of residents plus a minimum of 1 parking space per four manufactured homes for use by guests.
4. Manufactured 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.
5. Each manufactured home space shall be provided with a water connection and a connection to the City's sanitary sewer lines.
6. Each manufactured home park shall be provided with a management office. Service buildings shall be provided as necessary.
7. Manufactured homes shall not be used for commercial, industrial, or other nonresidential uses within manufactured home parks.
8. Clearances for all structures within a manufactured home park shall comply with Section 15.48 of this Code.
9. Setbacks from all exterior property boundaries shall comply with the provisions of the applicable zoning district.

B. Application for Permit

An application for a new manufactured home park permit or for the expansion or alteration of an existing manufactured home park shall be as regulated in Chapter 17.54.030 and shall be in compliance with all current building codes adopted by the City.

C. Non-conforming Manufactured Home Parks

A legal nonconforming manufactured home park and/or structures within the manufactured home park existing at the time of the adoption of this title may be continued and maintained except as otherwise provided in this chapter.

D. Compliance Required Upon Expansion

If an existing manufactured home park is expanded or altered in any manner, the manufactured home park shall come into compliance with all the requirements of Title 17.50 and Title 15.48. However, larger manufactured homes may be placed on the site as long as all clearance requirements are met.

CITY OF RAPID CITY

Mayor

ATTEST:

Finance Officer
(SEAL)

First Reading:
Second Reading:
Published:
Effective: