

TITLE V - BUILDING AND PROPERTY REGULATIONS
ZONING, LAND USE AND SUBDIVISIONS

CHAPTER 127
MANUFACTURED, MOBILE AND MODULAR HOMES

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127.01 DEFINITIONS. For use in this chapter the following terms are defined:

1. "Manufactured home" means a factory-built structure, built under the authority of 42 U.S.C. Sec. 5403, which was constructed on or after June 15, 1976, and is required by Federal law to display a seal from the United States Department of Housing and Urban Development.

(Code of Iowa, Sec. 435.1)

2. "Mobile home" means any vehicle without motive power used or so manufactured or constructed as to permit its being used as a conveyance upon the public streets and highways and so designed, constructed or reconstructed as will permit the vehicle to be used as a place for human habitation by one or more persons; but also includes any such vehicle with motive power not registered as a motor vehicle in Iowa. A mobile home means any such vehicle built before June 15, 1976, which was not built to a mandatory building code and which contains no State or Federal seals.

(Code of Iowa, Sec. 435.1)

3. "Mobile home park" means any site, lot, field or tract of land upon which three (3) or more mobile homes or manufactured homes, or a combination of any of these homes are placed on developed spaces and operated as a for-profit enterprise with water, sewer or septic, and electrical services available.

(Ord. 758 – Feb-99 Supp.)

The term "mobile home park" shall not be construed to include mobile homes, buildings, tents or other structures temporarily maintained by an individual, educational institution, or company on their own premises and used exclusively to house their own labor or students.

A mobile home park must be classified as to whether it is a residential mobile home park or a recreational mobile home park or both. (Ord. 744)

4. "Modular home" means a factory-built structure which is manufactured to be used as a place of human habitation, is construed to comply with the Iowa State Building Code for modular factory-built structures, and must display the seal issued by the State Building Code Commissioner. (Ord. 744)

5. "Storm shelter" means a single structure or multiple structures designed to provide persons with temporary protection from a storm.

(Ord. 827 – Jul. 01 Supp.)

127.02 CONVERSION TO REAL PROPERTY. A mobile home or manufactured home which is located outside a mobile home park shall be converted to real estate by being placed on a permanent foundation and shall be assessed for real estate taxes except in the following cases: (Ord. 758 – Feb-99 Supp.)

1. Dealer's Stock. Mobile, modular or manufactured homes on private property as part of a dealer's or a manufacturer's stock not used as a place for human habitation.

2. Existing Homes. A taxable mobile home, manufactured home or modular home which is located outside of a mobile home park as of July 1, 1994, shall be assessed and taxed as real estate, but is exempt from the permanent foundation requirement of this chapter until the home is relocated.

127.03 CONVERSION SUPPLEMENTAL REGULATIONS. The following regulations supplement Section 127.02:

1. A unit located outside a mobile home park must have a permanent foundation system visually compatible with surrounding residential structures.

(Code of Iowa, Sec. 414.28)

2. All factory-built structures, without regard to manufacture date, shall be installed in accordance with the building code.

(Code of Iowa, Sec. 103A.9)

3. A factory built structure, that was manufactured in accordance with federally mandated standards, must be renovated in accordance with the building code if it is to be rented for occupancy.

(Code of Iowa, Sec. 103A.9)

4. A mobile home, built before June 15, 1976, which was not built to comply with federally mandated standards, may not be located outside an approved mobile home park or converted to real estate unless such structure meets building code standards and the insignia of approval from State Building Code Commissioner.

(Ord. 756 – Feb-99 Supp.)

127.04 MOVE FROM ONE MOBILE HOME PARK TO ANOTHER. An existing factory-built structure not constructed to be in compliance with federally mandated standards that will be rented for occupancy or has been declared a public nuisance according to standards generally applied to housing may be moved from one established mobile home park to another provided that it is renovated to comply with the building code.

(Ord. 756 – Feb-99 Supp.)

(Code of Iowa, Sec. 103A.9.4)

127.05 MOBILE HOME PARK PERMIT. No person shall construct a mobile home park within the City without first obtaining a permit therefor. An application for such permit shall be filed with the authorized City official, along with an application fee of one hundred dollars (\$100.00), and shall contain the following information:

1. Names and Addresses. The full name and address of the applicant or applicants or names and addresses of the partners if the applicant is a partnership, or the names and addresses of the officers if the applicant is a corporation and present or last occupation of the applicant at the time of the filing of the application.

2. Legal Description of Property. A legal description of the site, lot, field or tract of land upon which it is proposed to operate and maintain a mobile home park.

3. Utilities. The proposed and existing facilities on and about such site, lot, field or tract of land for water supply, sewage, garbage and waste disposal.

4. Lighting. The proposed method of lighting the structures and site, lot, field or tract of land upon which said mobile home park is to be located.

5. Additional Plans and Drawings. Plans and drawings for new construction, including buildings, wells, and sewage disposal systems, not in existence at the time of the application.

127.06 ISSUANCE OF PERMIT. Upon receipt of an application for a permit to construct a mobile home park, the authorized City official shall, if the proposed park will be in conformity with this chapter, the Zoning ordinance, and the laws of the State, issue the permit. If a permit to construct a mobile home park is issued, the applicant upon completion thereof shall notify the authorized City official, who shall then inspect the mobile home park and, if completed in accordance with the accepted application, shall then issue a certificate of use and occupancy.

127.07 MINIMUM AREA. The minimum area for each mobile home park shall be ten (10) acres, inclusive of the streets abutting thereon to the centerline of such streets. The minimum number of spaces completed and ready for occupancy before first occupancy is permitted shall be ten (10) spaces.

127.08 MAXIMUM DENSITY. The total density of any mobile home park shall not exceed eight (8) mobile homes per gross acre and the net density on any particular acre within such park shall not exceed ten (10) mobile homes per net acre.

127.09 MINIMUM LOT SIZE. The minimum lot area for an individual mobile home shall be four thousand (4,000) square feet. A mobile home and its appurtenant structure may not occupy more than forty percent (40%) of the individual mobile home lot.

127.10 MOBILE HOME FOUNDATION. All mobile homes shall be located on a concrete foundation pier or stand which shall conform to the following standards:

1. Size. The length of the mobile home foundation shall be at least equal to the length of the mobile home and its appurtenant structures located thereon.
2. Location. The location of each mobile home foundation shall be at such elevation and angle in relation to the access street and the mobile home accessway that placement and removal of the mobile home is practical.
3. Construction. Appropriate material, properly graded, placed and compacted, so as to be durable and adequate for the support of the maximum anticipated loads during all seasons, and protected against the action of frost and freezing.
4. Gradient. There shall be a minimum of two percent (2%) longitudinal and adequate crown or cross-gradient for surface drainage.

5. **Base Enclosure.** All mobile homes which are placed on foundations or piers shall have the entire perimeter enclosed.

6. **Tie Downs and Anchors.** All mobile homes shall be anchored and tied down in a manner equivalent to or better than the following:

A. Up to 30' mobile home length - 2 frame ties per side.

B. 30' to 50' mobile home length - 3 frame ties per side.

C. 50' to 70' mobile home length - 4 frame ties per side.

D. Over 70' mobile home length - 5 frame ties per side.

E. Plus - over-the-home ties as close to each end as possible with straps at stud and rafter location.

127.11 MINIMUM WIDTH OF LOTS. The minimum width of each individual mobile home lot shall be forty (40) feet as measured from one side lot line along a line perpendicular to said lot line, to the opposite side lot line. Said measurement shall be made at the front setback line as established herein.

127.12 MINIMUM DISTANCE BETWEEN MOBILE HOMES. No mobile home shall be placed within fifteen (15) feet of another mobile home, and in no case shall the mobile home be located closer than five (5) feet of the side or rear lot lines, excepting a carport.

127.13 YARDS ABUTTING COMMON AREAS. The distance from that part of a mobile home closest to a common private access drive, a common parking area, a common sidewalk or other common area to said common private access drive, a common parking area, common sidewalk or other common area shall be ten (10) feet minimum.

127.14 YARDS ABUTTING PARK BOUNDARY OR STREET. No mobile home shall be located a lesser distance from the mobile home park boundary than the side yard width required in the zoning district in which the mobile home park is located. In no case shall the mobile home be located less than ten (10) feet from the mobile home park boundary. The distance from that part of a mobile home closest to a public street shall be twenty (20) feet minimum, and to a private street shall be ten (10) feet.

127.15 YARDS ON INTERSECTING STREETS. On mobile home lots fronting intersecting streets, whether one or both of said streets are public or private, the setback lines required herein must be provided on both streets.

127.16 MARKERS, PATIOS AND STORAGE. The following shall apply to markers, patios and storage for mobile home lots.

1. Markers. There shall be posted and maintained in a conspicuous place on each lot a number corresponding to the number of each lot as shown on the plot plan submitted so that each lot may be easily identified.

2. Patio. Each mobile home lot may provide an appropriate outdoor living space to supplement the interior space of a mobile home provided that construction complies with the following:

A. Subgrading. Any subgrading shall be well drained, uniformly graded and compacted.

B. Materials and Construction. Construction shall provide a useful outdoor surface constructed or formed either monolithically or in movable units with weather-resistant materials placed sufficiently close together to create a paved area.

3. Tenant Storage. Storage facilities may be provided on or conveniently near each mobile home lot for the active storage of outdoor equipment, furniture or tools, and for the inactive storage of such other materials as is used only seasonally or infrequently by the typical tenant and cannot be conveniently stored in the typical mobile home in accordance with the following:

A. Size. If provided, there shall be a minimum of ninety (90) cubic feet provided for general storage for each mobile home lot.

B. Design and Location of Storage Facilities. If provided, storage facilities shall be provided on the lot, or in compounds located within a reasonable distance, not more than five hundred (500) feet from each stand located not closer to private streets and public streets than the mobile home unit itself. Storage facilities shall be designed in a manner that will enhance the appearance of the court and shall be constructed of suitable weather resistant materials appropriate under the uses and maintenance contemplated.

127.17 STREETS AND WALKS. The following shall apply to streets and walks:

1. Private Streets. Private, dust-free streets with curb and gutter shall be provided within the mobile home park and shall be at least thirty (30) feet in width. All private streets shall be unobstructed access to a public street or highway.

2. Walks. The following shall apply to walks in mobile home parks:

A. Location. Walks may be provided adjacent to streets and to mobile home stands from the street or driveway.

B. Construction. Walks provided shall be constructed of concrete and shall be generally at least two (2) feet in width. Sudden changes in alignment and gradient shall be avoided and the walks are not to be used as drainage ways. Additional sidewalks may also be provided in other areas as determined by the owners.

3. Parking Spaces. Parking spaces shall be provided for not less than two (2) cars per mobile home lot. Required car parking spaces may include one car space on each mobile home lot and in addition shall include a sufficient number of car spaces in conveniently located parkway bays to bring the total number of parking spaces up to the required two (2) car spaces per mobile home lot. Each parking space shall be not less than nine (9) feet wide and twenty (20) feet deep, shall be surfaced for its entire area with durable, hard material, suitable for all weather use.

127.18 WATER SUPPLY. An adequate supply of potable water shall be furnished from a public water supply system conforming to all applicable laws, regulations, resolutions and ordinances with supply connection located on each mobile home lot.

127.19 SEWERS AND SEWAGE. In each mobile home park, all waste or waste water (including such waste or waste water from mobile homes) from a faucet, toilet, or tub, shower, sink, slop sink drain, washing machine, garbage disposal unit, or laundry shall empty into an approved sewer system. Surface water shall not be discharged into a public sanitary sewer.

127.20 COMMUNITY BUILDINGS. The mobile home park may provide community buildings to house laundry facilities. Each community building shall be conveniently located, well constructed with

washable interior walls, well lighted, have adequate ventilation, and floors of concrete or other impervious material. A general illumination level of at least five foot candles shall be maintained in each community building. Each room housing laundry facilities shall be provided at least one window or a vent to the outside atmosphere. In new installations, window area at a ratio of ten percent (10%) of the floor area, with fifty percent (50%) of the total window area openable, or mechanical ventilation capable of making at least one air change every five (5) minutes, shall be provided. In new installations, all openings to community buildings shall be effectively screened. Solid doors opening outward and equipped with mechanical closing devices shall meet the requirement for screen doors. A sanitary method of disposal of mop water shall be provided. In new installations, the floors shall be sloped to floor drains, and shall have concrete curbing or other impervious material extending at least six inches above the floor and forming a cove at the junction of the floor and side walls. The interior of each community or individual space building, including all fixtures and equipment therein, shall be maintained in good repair and in a sanitary condition at all times. All plumbing fixtures shall be cleaned, such that all dirt and other visible foreign matter are removed, at least once each day. All waste paper and similar material shall be placed in suitable containers, and shall not be allowed to accumulate on the floor. All floors shall be swept and scrubbed at intervals sufficient to maintain a clean and sanitary condition. There shall be no evidence of insect or rodent harborage. Such buildings shall have heating facilities capable of maintaining a temperature of at least 70 degrees F in cold weather. Gas-fired water or space heaters shall be vented to the outside.

127.21 GARBAGE AND TRASH DISPOSAL. The park owner must provide for garbage and rubbish collection and disposal as may reasonably be necessary.

127.22 ELECTRIC LIGHTING AND OUTLETS. All entrances, exits and driveways shall be lighted at night. Not less than a one hundred (100) watt electric light shall be provided for each two hundred (200) lineal feet of private street and at each entrance and exit to the mobile home park. At least one (1) receptacle outlet for each mobile home space shall be provided; this receptacle and other electric wiring shall conform to the requirements of the electric code of the City. Street lighting on public streets shall conform to the requirements in the subdivision regulations and electric code of the City.

127.23 STORAGE TANKS. Individual storage facilities that comply with the fire code regulations for gasoline, oil, gas, liquefied petroleum or other fuels shall be permitted within the mobile home park.

127.24 PLAYGROUNDS. If provided, the size of the recreational area shall be not less than eight percent (8%) of the gross site area.

127.25 ADDITIONS TO MOBILE HOMES. No permanent or semi-permanent structure shall be affixed to any mobile home as an addition to such mobile home, nor shall any accessory structure be permitted on any mobile home lot or in any mobile home park except those accessory structures required by this chapter and those structures designed for use with a mobile home such as a canopy, carport or awning, or any expansion unit or accessory structure specifically manufactured for mobile homes. If an office structure is provided, its construction shall comply with all applicable laws and ordinances.

127.26 PERMITTED OBSTRUCTIONS. For the purpose of this chapter no obstructions will be permitted on mobile home lots except the following obstructions will be permitted when located in the yards indicated.

1. In Any Yards. Chimneys, overhanging roof eaves, open terraces and awnings adjoining the mobile home; and ornamental light standards and flagpoles, fences, trees and shrubs, except that on corner lots, fences, trees and shrubs shall not be higher than thirty (30) inches above the centerline grade of the intersecting streets if located in that portion of a required front or side yard situated within twenty (20) feet of the lot corner formed by the intersection of any two street lines.
2. Front Yards. No obstructions shall be permitted.
3. In Side Yards. Open accessory off-street parking spaces, except in a side yard abutting a street.
4. In Rear Yards. Private garages or carports, if attached or structurally a part of the mobile home, open accessory off-street parking spaces, accessory sheds, tool rooms, or other similar accessory buildings; accessory buildings or structures may occupy not more than thirty percent (30%) of a rear yard.

127.27 STORM SHELTERS.

1. General Requirements. Every manufactured/mobile home park constructed after July 1, 1999, of 10 or more mobile home spaces shall be provided with above- or below-grade storm shelters which shall:
 - A. Have a minimum floor area of seven (7) square feet for each manufactured/mobile home space in said manufactured/mobile home park.
 - B. Be designed by a licensed structural engineer or architect and built in accordance with plans as approved by the City Building official.
 - C. Be designed and constructed to meet all Federal Emergency Management Agency (FEMA) requirements and guidelines if the shelter is located in a flood plain.

- D. Be designed and constructed to meet the minimum lighting, ventilation and exiting requirements of the Iowa Building Code, where applicable.
 - E. Be designed and constructed to meet all applicable requirements of the Americans with Disabilities Act (ADA).
 - F. Be located no farther than 1,320 linear feet from the furthest manufactured/mobile home space in the manufactured/mobile home park.
2. Additions to Existing Parks. For any addition of ten (10) or more manufactured/mobile home spaces to any existing manufactured/mobile home park, a storm shelter which complies with the general requirements of subsection 1 of this section shall be provided to serve such additional spaces. However, when two or more such additions of fewer than ten (10) manufactured/mobile home spaces result in a cumulative addition of ten or more manufactured/mobile home spaces to a manufactured/mobile home park, a storm shelter which complies with the general requirements of subsection 1 of this section shall be provided to serve such additional spaces.
3. Restroom Facilities. Restroom facilities in required storm shelters are not mandatory but may be installed at the owner's option. If restrooms are installed, toilets may be either flush-type operating from normal water supply, chemical or other approved types.
4. Access to Shelters. The manufactured/mobile home park owner or such owner's designated agent or representative shall be responsible for making the storm shelter accessible and usable in times of need. It is unlawful for any required storm shelter to be used for storage purposes if such storage reduces the minimum floor area available for shelter of persons below the requirements of subsection 1 of this section.
5. Existing Nonconforming Manufactured/Mobile Home Parks. Any manufactured/mobile home park of ten (10) or more manufactured/mobile home spaces which has an existing above- or below-grade storm shelter as of July 1, 1999, which does not conform to the requirements of this section shall be deemed a nonconforming manufactured/mobile home park with regard to the requirements for storm shelters and may continue to exist as a nonconforming manufactured/mobile home park for so long as said existing shelter remains in place and usable; provided, however, any manufactured/mobile home spaces added to such community after such effective date shall require storm shelters as provided in subsection 2 of this section.

(Code of Iowa, Sec. 364.3[8])

(Ord. 827 – Jul. 01 Supp.)

127.28 CERTIFICATE OF USE AND OCCUPANCY. No mobile home park shall be occupied until a certificate of use and occupancy shall have been issued by the authorized City official to the effect that the mobile home park or the portion thereof for which such certificate is requested is in compliance with all applicable provisions of this chapter. *(Ord. 827 – Jul. 01 Supp.)*