

SUBCHAPTER 61

MANUFACTURED DWELLING SITING AND DEVELOPMENT

61.005 Purpose

The purpose of this chapter is to provide standards for the establishment, expansion, or alteration of manufactured dwelling parks; to provide standards for placement of manufactured dwellings on individual lots and to ensure that manufactured housing development provides affordable and quality housing in accordance with the goals of the Independence Comprehensive Plan.

61.010 Application of Standards

The standards and requirements set forth in this chapter shall apply, as designated, to any individually-sited manufactured dwelling, manufactured dwelling within a park, or manufactured dwelling park established, expanded, or altered after the date of adoption of this ordinance.

An application for a manufactured dwelling park shall be processed as a conditional use in accordance with the procedures set forth in Chapter 11, "Land-Use Actions", and chapter 71, "Conditional Uses". The applicant for a manufactured dwelling park shall be subject to the requirements of Chapters 11 and 71 in addition to the requirements of this chapter. For manufactured dwelling parks, the Planning Commission shall have the power to impose conditions for requirements beyond those set forth in this chapter in accordance with the provisions of Chapter 71, "Conditional Uses".

61.025 Development Standards

- A. Density: The maximum density of a manufactured dwelling park shall not exceed 10 units per gross acre.
- B. Minimum Area: The minimum area of any space to be occupied by a manufactured dwelling and its accessory structures shall be 2,500 square feet.
- C. Utility Connections: Each space shall be equipped with connections for running water, electricity, and sewage disposal. The cost of such utility connections from the property line to the manufactured dwelling space shall be born by the owner and shall not be paid by the city.
- D. Roadways: All roadways within the manufactured dwelling park shall be paved with asphaltic concrete or a similar hard surface and shall be maintained in good condition thereafter. Where parking is permitted on park streets, such street shall be 30 feet minimum width; all streets without parking shall be 20 feet minimum width.

E. Parking: Each manufactured dwelling space shall have sufficient parking area for two vehicles. Such parking area shall be paved with asphaltic concrete or similar hard surface and shall have a minimum area of 400 square feet. Spaces may be designed end-to-end or side-to-side.

F. Patio: Each manufactured dwelling space shall have, adjacent to and parallel to the space, a patio or deck of concrete, brick, stone or wood. The minimum area of such a patio shall be 120 square feet and shall not be less than 8 feet wide in any dimension. The patio shall not be used for the parking of vehicles.

G. Coverage of Manufactured Dwelling Spaces: No manufactured dwelling, excluding its accessory structures, shall occupy more than 40% of the space provided for it. The total area occupied by the mobile home, accessory buildings, and structures on a manufactured dwelling lot shall not exceed 75% of the lot area.

H. Minimum Size and Facilities: No manufactured dwelling shall be permitted to be occupied for residential purposes in a manufactured dwelling park unless it has at least 160 square feet of floor area. Such area shall be determined by measuring the exterior of the manufactured dwelling at the floor level. Such a measurement shall exclude the trailer hitch, steps and similar exterior fittings. Each manufactured dwelling shall have its own water closet, lavatory, and shower or bathtub, all of which shall be connected with drains and running water. Such facilities shall be located in a separate room within the mobile home. Each manufactured dwelling shall also contain a kitchen room or space which shall have hot and cold running water, a sink, and cooking facilities. The sink shall be connected to a drain system.

I. Electrical Connections: No manufactured dwelling shall be permitted in any mobile home park unless such mobile home shall contain integral electric wiring which supplies connection to convenience outlets in each room of the mobile home. If there is no separate kitchen room, at least one convenience electrical outlet shall be located in the kitchen space in addition to outlets in other parts of the room in which the kitchen space is located. Outlets provided in the ceiling or walls and which are intended for lighting purposes shall not be counted as convenience outlets.

J. Foundation or Skirting: No manufactured dwelling shall be permitted in any manufactured dwelling park unless it rests on a continuous foundation or has opaque continuous skirting or non-decaying, non-corroding material extending to the ground. The skirting or foundation shall have provisions for ventilation and access to the space under the unit, for inspections and maintenance of service connections.

K. Storage Area: A storage structure having a gross floor area of at least 60 square feet shall be constructed and completed prior to the occupancy of any manufactured dwelling.

L. Screening of Park: Any manufactured dwelling park established, altered or expanded in accordance with the provisions of this chapter shall be surrounded, except at its entry and exit, by a sight-obscuring fence, landscaping, or hedge not less than six (6) feet in height at maturity. Such fence, landscaping, or hedge shall be maintained in a neat manner.

M. Numbering of Spaces: Each space within a manufactured dwelling park shall be legibly numbered so that it may be easily found by emergency vehicles. A plot plan showing the location of each number space shall be furnished to the Polk County Fire District #1.

N. Fire Safety Facilities:

1. An adequate number of fire hydrants shall be provided within the manufactured dwelling park so that no space or structure within the park is more than 400 feet from a hydrant. Each hydrant shall be located on a roadway within the park and shall conform in design and capacity to the public hydrants in the City. Hydrants within the manufactured dwelling park shall be installed at the expense of the developer of the park.

2. Water supplies for fire protection operations shall be as required by the Polk County Fire District #1.

3. Access to a manufactured dwelling park for fire protection shall be such as to permit fire apparatus to approach within 100 feet of each mobile home.

O. Lighting: Streets and walkways shall be lighted during the hours of darkness. Lighting shall be designed to an average of 0.25 horizontal candle power or light the full length of all roadways and walks within the park boundaries. All lighting within the park shall be installed and maintained at the expense of the owner of the property and shall not be under the control of the mobile home occupant.

P. Landscaping: All open spaces not occupied by structures, manufactured dwelling, or walkways, shall be planted or otherwise landscaped, and shall be properly maintained. Such landscaping shall include at least one tree on each mobile home space within the park. Such trees shall have a height of not less than six (6) feet at maturity. The park area shall be maintained free of dry brush, leaves and weeds which might allow fires to spread between manufactured dwelling and other buildings in the park.

Q. Service Buildings: If a service building is provided, it shall conform to the following:

1. Be located 15 feet or more from any manufactured dwelling space.
2. All park-owned public buildings accessible to park tenants shall be kept in a sanitary condition, in good repair and free of debris and refuse.
3. Shall be provided with listed portable fire extinguisher in accordance with the provision of the NFFA Standard for portable fire extinguisher.

R. Recreational Vehicle Parking Area: Each manufactured dwelling park shall have an area designated for parking and storage of recreational vehicles. Roadways, vehicular parking areas, patios, and yards shall not be used for long-term parking or storage of trailers, boats, campers, and other recreational vehicles.

The recreational vehicle parking area shall have a surface of asphaltic concrete or a similar paved surface. Each space designated for the parking of recreational vehicles shall have a minimum width of 10 feet, a minimum length of 22 feet, and sufficient area beyond the space to allow the entry and exit of recreational vehicles.

There shall be at least two recreational vehicle parking spaces in the recreation vehicle parking area. In addition, there shall be at least one recreational vehicle parking space for every seven (7) manufactured dwelling spaces in the manufactured dwelling park.

61.030 Siting Mobile Homes

Each manufactured dwelling within a manufactured dwelling park shall be sited in accordance with the following setbacks:

- A. A minimum of 15 feet from any other manufactured dwelling.
- B. A minimum of six (6) feet from any accessory building on any adjoining manufactured dwelling space, except that a double carport or garage may be built which serves two adjacent mobile homes.
- C. When a carport or garage is built to serve two adjacent manufactured dwellings, a minimum 3-foot separation shall be provided between the double carport and any adjacent structure, manufactured dwelling, or manufactured dwelling accessory structure. As an alternative, a one-hour fire separation may be provided through the center of the double carport serving adjacent manufactured dwellings.
- D. A minimum of 10 feet from any property line (excluding the boundaries between mobile home spaces).

- E. A minimum of 15 feet from any public right-of-way.
- F. A minimum of five (5) feet from any common roadway or walkway within the manufactured dwelling park.

61.035 Park Sanitation and Maintenance

- A. General Responsibilities:
 - 1. The owners or operator of a manufactured dwelling park shall maintain the park grounds, sewer and water systems to their point of termination on the lot, streets, common walkways and buildings in a safe, sanitary condition.
 - 2. The tenant shall maintain the tenant's lot and utilities from their termination point (lot boundaries defined by agreement between tenant and operator) in a safe, sanitary condition.
- B. No person shall allow the person's pet animal to run at large or to create any health hazard within a manufactured dwelling park.
- C. The area directly under each manufactured dwelling shall be kept free and clean of refuse or other objects that may create a fire hazard or harbor rodents.
- D. Liquid petroleum tanks shall be securely anchored to the chassis of the mobile home. The manifold regulator valve shall be attached to the tank in an approved manner with approved material.
- E. The sewage connection to a manufactured dwelling shall be maintained air and water tight.
- F. All stands shall be designed to prevent standing water under or adjacent to any mobile home.
- G. Refuse containers with fly-tight lids shall be provided by the park owner and maintained in a clean and sanitary condition. Garbage and refuse shall be disposed of in an approved manner to prevent fly, rodent, and health nuisances.

61.040 Additions to Manufactured Dwellings

Carports, cabanas, ramadas, awnings, and all other structures situated upon a mobile home space shall conform to the requirements of the Uniform Building Code.

61.041 Development Standards for Manufactured Homes Located Outside Manufactured Home Parks

Individual manufactured homes, as defined by the ordinance, shall be a permitted use in any zone where single-family dwellings are a permitted use, including but not limited to Single-Family Residential (RS), Medium-Family Residential (RM) and High-Density Residential (RH). The manufactured home shall comply with the following standards:

- A. The manufactured home shall meet all provisions of the Independence City Code and Zoning Code as applicable to other dwellings in the same zone, including but not limited to development standards, architectural requirements and minimum size requirements to which a conventional single-family residential dwelling on the same lot would be subject.
- B. The manufactured home shall be multi-sectional, double-wide or wider, and enclose a space of not less than 1,000 square feet.
- C. The manufactured home shall set on continuous footings running the full length of the home. These footings shall be to manufacturer's specifications, but shall be no less than 18 inches (18") wide by six inches (6") deep with two #4 reinforcing rods installed for the full length of the footing. These footings shall run under the bearing points of the manufactured home and the perimeter skirting. The perimeter skirting shall be constructed of concrete, concrete block, masonry block or brick, and enclose the entire perimeter, with ventilation and access to the manufacturer's specifications. No wood or metal skirting shall be allowed. The perimeter of the home shall be backfilled such that the home is not more than twelve inches (12") above the finished grade.
- D. The manufactured home shall have a pitched roof with a nominal pitch of three (3) feet in height for each 12 feet in width.
- E. The manufactured home shall have exterior siding and roofing which in color, material and appearance is similar to the exterior siding and roofing material commonly used on residential dwellings within the community or which is comparable to the predominant materials used on surrounding dwellings as determined by the City Manager or designee. In no case shall the manufactured home shall have unpainted metal siding or unpainted metal roofing.
- F. The manufactured home shall have a garage or carport constructed of like materials, unless the detached or attached garages are the predominant construction of immediately surrounding dwellings, in which case the manufactured home shall have a garage rather than a carport. The determination of whether the garage shall be attached or detached shall be made upon the predominant construction of immediately surrounding dwellings.

G. The manufactured home shall be certified by the manufacturer to have an exterior thermal envelope meeting performance standards specified by state law for single-family dwellings constructed under the state building code.

H. The manufactured home shall not be sited in a historic district or on any land immediately adjacent to a historic landmark.

I. This subsection shall not be construed as abrogating a recorded restrictive covenant.

61.042 RV's Outside of Designated Areas Prohibited; Exceptions

Unless specifically authorized by this chapter, no manufactured home, trailer, recreational vehicle or camper shall be used for cooking, sleeping or living purposes except in a designated recreational vehicle park. Provided, however, that a camper or recreational vehicle may be used for sleeping or living purposes outside of a designated recreational vehicle park for a period not to exceed 15 days, after the owner or occupant thereof has first secured from the City a temporary-stay permit. The permit shall be issued for each vehicle or unit only once in each calendar year.

61.043 Designated Recreational Vehicle Park Standards

The use of recreational vehicles (RV) as temporary or semi-permanent living quarters is allowed in designated areas of manufactured dwelling parks, which shall be subject to the following additional standards:

A. Minimum area: The space provided for each RV shall be not less than 700 square feet exclusive of any space used for common areas, such as roadways, general use structures, walkways, parking spaces for vehicles other than RVs, and landscaped areas. There shall be at least ten (10) feet between each RV. All RV spaces will have a minimum width of 20 feet.

B. Vehicle Parking Areas: Each RV space shall provide:

1. Sufficient parking area for one RV vehicle.

2. A minimum of 200 square feet for one additional vehicle. Such parking areas shall have a surface of asphalt, concrete, or suitable prepared rock base with a minimum of 3/4" rock finish, and shall be designed to provide runoff of surface water. A minimum depth of 8" Class II back-fill is required for the rock base, with a minimum depth of 2" Class I 3/4"-0" crushed rock finish. The portion of the space which is not occupied by the recreational vehicle or parking space shall be landscaped or otherwise treated to prevent dust or mud.

- C. Patio: Each RV space shall have, adjacent to and parallel to the RV space, a patio of concrete, brick or stone. The minimum area of such a patio shall be 72 square feet and shall not be less than six (6) feet wide in any dimension. The patio shall not be used for parking of vehicles.
- D. Screening: The boundary between RV spaces and around the designated RV area shall include a sight-obscuring buffer in the form of a hedge, fence or landscaping, not less than six (6) feet at maturity, and not less than 3.5 feet at the time of installation.
- E. Electrical: Each RV space shall be provided with electrical service.
- F. Water and Sewage Disposal: Each RV space shall be provided with piped potable water and sewage disposal service. The park shall provide a waste-water receptacle connected to the sewer system to accommodate RVs which are not so equipped.
- G. Solid Waste Containers: The park shall provide solid waste containers which are durable, rust-resistant, water-tight, rodent-proof and washable with tight-fitting lids, covers or closeable tops. There shall be at least one 60-gallon container for every four RVs. The containers may be grouped, and must be within 300 feet of all RV spaces.
- H. Numbering of Spaces: Each space within the designated area shall be legibly numbered in the same manner as required for mobile home parks.
- I. Length of Stay: The maximum allowable stay for an RV shall be 270 days in areas designated for RVs. To remain in the RV area of a park for more than 30 days, a RV shall contain at least 10 square feet of interior space, be equipped with plumbing and cooking facilities and be connected to the water and sewer service provided by the park. When an RV has been in place for maximum allowable period, that RV shall not be allowed in the park for a minimum of 14 days thereafter.
- J. RV Parking Additional: The designated RV living quarters area shall be in addition to the parking area required under Subsection A above.
- K. Other Standards: The designated RV living quarters area shall have lighting, landscaping, fire safety facilities, and roadways in the same manner as the rest of the mobile home parks.
- L. Storage: The RV park shall provide at least 100 square feet of locked storage space for each RV space. Said storage space may be grouped and must be within 300 feet of all RV spaces. No storage of any personal property, of any kind, other than a motor vehicle, shall be allowed on any RV space.

M. Sanitary Facilities: One shower shall be provided for each sex for every 20 RV spaces. Flush toilets and lavatories shall be provided in accordance with the following table:

Total Number of RV Spaces	Number of Toilets		Number of Lavatories*	
	Men**	Women	Men	Women
1-15	1	1	1	1
16-30	2	3	2	3
31-60	3	4	3	4
61-100	4	5	4	5

* One additional lavatory shall be provided for each 2 toilets when more than 6 toilets are required.

** Urinals may be acceptable for not more than 1/3 of the toilets required in the men's facilities.

N. The designated area within manufactured dwelling parks which allows the use of recreational vehicles as residences shall not exceed 25% of the total net buildable area of the manufactured dwelling park property.

61.045 Recreation Area

A minimum of 5,000 square feet or 200 square feet per manufactured dwelling space, whichever is greater, shall be provided and maintained by the owner of the manufactured dwelling park for a recreation area for group or community activities. The Planning Commission may require such area to be protected from streets, parking areas, or the like, by a fence or the equivalent. Each such required area shall be maintained in a clean and orderly condition by the owner of the park.

61.050 Play Areas

A separate play area shall be provided in all manufactured dwelling parks that accommodate children under 14 years of age unless each space has a minimum size of 4,000 square feet. Such play area shall be not less than 2,500 square feet of area with at least 100 square feet of play area provided for each manufactured dwelling space occupied by children. In determining whether or not plans should be approved, the city shall require that suitable separations or other safeguards be provided if the play area abuts a railroad, a public street, a sharp declivity or other similar hazard.

61.055 Conformity of Existing Mobile Home Parks

A. Any manufactured dwelling park now existing with the city shall meet the requirements of the following sections and subsections of this ordinance within twelve months from the date of the adoption hereof:

- 61.010C - Utility Connections
- 61.020F - Patio
- 61.020H - Minimum Size and Facilities
- 61.020I - Electric Connections
- 61.020J - Foundation and Skirting
- 61.020M - Numbering of Spaces
- 61.020N - Location of Fire Hydrants
- 61.020O - Lighting
- 61.020P - Landscaping
- 61.020Q - Service Building
- 61.025R - R.V. Spaces
- 61.050 - Play Areas

B. Any manufactured dwelling park now existing within the city shall, within twelve months from the date of adoption of this ordinance, erect a fence, as required by Section 61.020L of this ordinance or as an alternative, shall, within twelve months from the date of adoption of this ordinance, plant a hedge or vegetative screen which shall, within three years from the date thereof, meet the requirements of 61.020L.

C. Within twelve months from the date of the adoption of the ordinance, all interior roadways in existing manufactured dwelling parks shall be paved with asphaltic concrete or concrete in accordance with the provisions of Subsection 61.020D.

D. No manufactured dwelling park may be expanded so as to occupy greater aggregate space or house a greater number of manufactured dwelling or to house larger individual manufactured dwellings without approval from the Planning Commission. A request for expansion will be considered an application for a conditional use for a manufactured dwelling park. The Planning Commission shall not approve any such request for expansion unless the expanded portions shall conform in all particulars to this ordinance.

61.060 Interpretation of this Ordinance

This ordinance is intended to establish the minimum requirements for manufactured dwelling parks within the City. The Planning Commission shall, in considering an application for a conditional use permit for manufactured dwelling parks, consider the effects of the manufactured dwelling park upon the surrounding area, upon the utility systems of the city, and upon the streets and traffic volumes within the city.

61.065 Applicability of Other Laws

In addition to the rules set forth in this chapter, manufactured dwelling park owners, operators and tenants shall comply with all other federal, state, or local ordinances, statutes, rules and regulations pertaining to mobile homes.

61.070 Buffer Strip

Any portion of a manufactured dwelling park which is within 50 feet of a railroad, a general industrial area, or a commercial area shall be provided with a landscaped buffer strip designed to protect residents of the park from noise, glare, or other noxious occurrences. The buffer strip shall be at least 20 feet in depth and shall be fenced, planted, and/or bermed to meet the intent of this section. City approval of maintenance provisions shall be required.