

## **Title 17**

### **MANUFACTURED HOMES AND MANUFACTURED HOME COMMUNITIES**

#### **Chapters:**

- 17.04 Definitions**
- 17.08 Licensing**
- 17.12 Regulations**
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**Title 17 “Mobile Homes and Mobile Home Parks” was repealed and replaced with Title 17 “Manufactured Homes and Manufactured Home Communities”, Ord. 12G-17, December 21, 2017.**

## Chapter 17.04

### DEFINITIONS

#### Sections:

<b>17.04.010</b>	<b>Definitions generally.</b>
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<b>17.04.110</b>	<b>Street.</b>
<b>17.04.120</b>	<b>Transient.</b>
<b>17.04.130</b>	<b>Unit.</b>

#### **17.04.010 Definitions generally.**

Whenever used in this title, unless a different meaning appears from the context the following terms and phrases shall have the meanings respectively ascribed to them. (Ord. A-78 § 1 (part), 1972)

#### **17.04.020 Community.**

“Community” means the abbreviation or short-hand for “manufactured home community” as defined and regulated herein.

#### **17.04.030 Licensee.**

“Licensee” means any person, partnership or corporation licensed to operate and maintain a manufactured home community under the provisions of this title. (Ord. A-78 § 1(1), 1972)

#### **17.04.040 Manufactured Home.**

“Manufactured Home” means a structure built since June 15, 1976, that bears the Seal of HUD, indicating it has met the Mobile Home Construction and Safety Standards of the United States Department of Housing and Urban Development (HUD) Standards.

#### **17.04.050 Manufactured Home Community.**

“Manufactured Home Community” means any plot or plots of ground which three or more of any combination of manufactured homes and/or mobile homes, occupied for dwelling or sleeping purposes, are located, regardless of whether or not a charge is made for such accommodation.

#### **17.04.060 Mobile home.**

“Mobile home” means a structure which is (or was as originally constructed) designed to be transported by any motor vehicle upon a public highway and designed, equipped and used primarily for sleeping, eating and living quarters, or is intended to be so used; and includes any additions, attachments, annexes, foundations and appurtenances. (Ord. A-78 § 1(A), 1972)

#### **17.04.070 Mobile home park.**

“Mobile home park” means any property or plots of ground upon which three or more mobile homes, occupied for dwelling or sleeping purposes, are located, regardless of whether or not a charge is made for such accommodation. (Ord. 11J-91 (part), 1991)

**17.04.080 Nonconforming manufactured home community.**

“Nonconforming manufactured home community” means any manufactured home community described previously as “mobile home park”, in existence and otherwise in full compliance with all applicable city ordinances as of June 12, 1972. (Ord. A-78 § 1(J), 1972)

**17.04.090 Person.**

“Person” means and includes an individual, partnership, firm, company or corporation, whether tenant, owner, lessee, licensee, or their agent, heir, or assignee. (Ord. A-78 § 1(G), 1972)

**17.04.100 Space.**

“Space” means a plot of ground in a manufactured home community of not less than four thousand square feet of space or three times a mobile home or manufactured home living space area, whichever is greater, with a minimum frontage of two times the width of the unit, designed for location of only one automobile and mobile home or manufactured home, if parked as a unit, or one mobile or manufactured home. (Ord. 11J-91 (part), 1991; Ord. A-78 § 1(F), 1972)

**17.04.110 Street.**

“Street” means a street designed primarily for through traffic and leading directly to an exit or entrance and permitting two-way traffic. (Ord. A-78 § 1(K), 1972)

**17.04.120 Transient.**

“Transient” individuals or families mean those who occupy a space in a licensed manufactured home community for seven days or less in any one month. (Ord. 11J-91 (part), 1991; Ord. A-78 § 1(H), 1972)

**17.04.130 Unit.**

“Unit” means a single discrete manufactured home or mobile home unit. (Ord. 11J-91 (part), 1991; Ord. A-78 § 1(B), 1972)

## Chapter 17.08

### LICENSING

#### Sections:

<b>17.08.010</b>	<b>Purpose</b>
<b>17.08.020</b>	<b>State and Federal Regulations</b>
<b>17.08.030</b>	<b>Manufactured Home Community License Required</b>
<b>17.08.040</b>	<b>Manufactured Home Community License Application</b>
<b>17.08.050</b>	<b>Manufactured Home Community Plans Required.</b>
<b>17.08.060</b>	<b>Inspection—Enforcement—Right of entry.</b>
<b>17.08.070</b>	<b>Occupancy prohibited before completion—Exception.</b>
<b>17.08.080</b>	<b>Monthly Parking Fee</b>

#### **17.08.010 Purpose**

A. The purpose of this Title is to regulate the conditions under which manufactured home communities are permitted in order to preserve public health, safety, welfare and general harmonious development in the City by controlling the location, design, quality and maintenance of mobile and manufactured homes, mobile home parks and manufactured home communities.

B. The sections of this Title shall be binding alike upon every owner of a mobile or manufactured home in a manufactured home community, every lessee, and every person in charge or responsible for a manufactured home community.

C. This Title shall apply to all mobile homes and mobile home parks, manufactured homes and manufactured home communities unless stated otherwise.

#### **17.08.020 State and Federal Regulations**

A. Except as otherwise provided in this Title, Wisconsin Statute § 66.0435, and provisions of Chapter 101.91 et. seq. of Wisconsin Statutes, and all provisions of SPS 326 of the Wisconsin Administrative Code describing and defining regulations relative to Manufactured Homes or Mobile Homes that the City may adopt as ordinances are hereby adopted and by reference made part of this Title as if fully set forth herein. Any future amendments, revisions, or modifications of the statutes and regulations incorporated herein are intended to be made part of this Title in order to secure uniform statewide regulation of Manufactured Homes or Mobile Homes in the City of Altoona.

#### **17.08.030 Manufactured Home Community License—Required.**

##### **A. License**

It is unlawful for any person to establish, operate or maintain or permit to be established, operated or maintained upon any property owned, leased, or controlled by him/her, a manufactured home community within the limits of the city without having first obtained a license for each such manufactured home community from the City Council pursuant to this title.

##### **B. Fee**

Each application for such operating license shall be accompanied by a license fee of one hundred dollars for each fifty spaces or fraction thereof within each manufactured home community.

##### **C. Term.**

Each license shall expire at the end of the calendar year in which issued, but in the event a license is issued more than a month after the beginning of any such year, the fee to be paid shall be reduced in proportion to the full calendar months which have already expired.

##### **D. Renewal**

Upon application in writing by a licensee and upon payment of the annual license fee, the City Clerk shall issue a certificate renewing such license for another year, providing all the terms and conditions of this ordinance and the terms and conditions of the initial license have been and are fully complied with.

**E. Transferability**

Any manufactured home community license may be transferred upon the presentment to the city clerk of a written application of the holder of such license approved by the city council. Upon application in writing for transfer of the license and payment of the transfer fee, the city clerk shall issue a transfer, providing all the terms and conditions of this title and the terms and conditions of the initial license have been and are being duly complied with, and upon approval of the transfer by the city council. Said transfer fee shall be in the amount of ten dollars.

**F. Posting Required**

Said license shall be conspicuously posted on the premises of the manufactured home community at all times.

**G. Suspension or Revocation**

Any license granted under the provisions of this title shall be subject to revocation or suspension for cause by the city council upon complaint filed with the city clerk, signed by any law enforcement officer, health officer or councilman, after a public hearing upon such complaint, provided that the holder of such license shall be given ten days' notice in writing of such hearing, consistent with Section 17.16.020 of this Title.

**17.08.040 Manufactured Home Community License—Application.**

A. Application for initial manufactured home community license shall be filed with the city clerk. The application shall be in writing, signed by the applicant and shall include the following:

1. The name and address of the applicant;
2. The location and legal description of the manufactured home community;
3. A complete plan of the manufactured home community in conformity with the requirements of Sections 17.12.010 through 17.12.070;
4. Plans and specifications of all buildings, improvements and facilities constructed within the manufactured home community;
5. Such further information as may be required by the city council to enable it to determine if the proposed park will comply with all existing regulations and ordinances of the city and any applicable state law;
6. The application and all accompanying plans and specifications shall be filed electronically with the City Clerk;

B. The city clerk shall refer said application and accompanying documents to the Plan Commission for hearing and determination whether or not the proposed manufactured home community is consistent with the Comprehensive Plan or adopted area plan regarding the probable future development of the area of its proposed location and its likely effect upon the nature and standards thereof and may impose reasonable requirements as a condition to its approval of the establishment of the proposed manufactured home community, which requirements shall be designated to promote the health, convenience, safety or general welfare of the community and enhance compatibility with the surrounding area.

C. Should the Plan Commission approve the site for the said manufactured home community the City Council shall thereupon consider the proposed plan and specifications. If the proposed manufactured home community will, when constructed or altered in accordance with such plans and specifications, be in compliance with all provisions of this title and all other applicable ordinances and statutes, the City Council shall approve the application, and upon completion of the manufactured home community according to the plans and payment of the license fee shall issue the license. (Ord. 11J-91 (part), 1991; Ord. A-78 § 4(B), 1972)

**17.08.050 Manufactured Home Community Plans Required.**

The application for a license or renewal thereof shall be made on forms furnished by the city clerk and shall include the names and address of the owner in fee of the tract (if the fee is vested in some other person other than the applicant, a duly verified statement by that person that the applicant is

authorized by him to construct or maintain the manufactured home community and to apply for the license), and such a legal description of the premises upon which the manufactured home community is to be or is located as will readily identify and definitely locate the premises.

The application shall be accompanied by an electronic copy of the manufactured home community plan showing the following either existing or as proposed:

- A. The extent and area used for manufactured home community purposes shall have a minimum area of not less than ten acres;
- B. Roadways and driveways;
  - 1. Ingress/egress routes to adjacent public roadways;
  - 2. Method of circulation of vehicles, pedestrians and cyclists within the community;
  - 3. Emergency access routes;
- C. Location of units;
- D. Location and number of sanitary conveniences, including toilets, washrooms, laundries and utility rooms to be used by occupants of units;
- E. Method and plan of garbage removal;
- F. Plan for water supply;
- G. Plan for lighting of units and rubbish disposal;
- H. Plan for playground and recreation area.
- I. Location of all sewer and water pipes and connections. (Ord. 11J-91 (part), 1991; Ord. A-78 § 4(C), 1972)
- J. Location of any existing or proposed buildings, indicating placement and use.

**17.08.060 Inspection—Enforcement—Right of entry.**

No manufactured home community license shall be issued until the City Clerk shall notify the City Council and the officials of the City Council shall have inspected each application and the premises on which manufactured home or mobile homes will be located to insure compliance with the regulations, ordinances and laws applicable thereto. No license will be renewed without a reinspection of the premises. For the purposes of making inspections and securing enforcement, such officials or their authorized agents shall have the right and are empowered to enter on any premises on which a manufactured home or mobile home is located, or about to be located, and to inspect the same and all accommodations connected therewith at any reasonable time. (Ord. 11J-91 (part), 1991; Ord. A-78 § 5, 1972)

**17.08.070 Occupancy prohibited before completion—Exception.**

No manufactured home or mobile home shall be moved into any manufactured home community, and no unit shall be occupied until the terms and conditions of the initial license have been fully satisfied and all construction therein completed throughout the entire manufactured home community area; provided, however, that a staged development plan for a manufactured home community may be filed, and if approved by the City Council, the manufactured home community may be occupied and operated in accordance with the terms and conditions of that part of the stage of development as is set forth in the plan. (Ord. A-78 § 14, 1972)

**17.08.080 Monthly parking fee.**

A. There is imposed on each occupied, nonexempt mobile home or manufactured home located in the city a monthly parking fee as determined in accordance with Section 66.0435, Wisconsin Statutes. Said fees shall be paid to the city treasurer on or before the tenth day of the month following the month for which such fees are due. It shall be the full and complete responsibility of the licensee to collect the proper amount from each mobile home or manufactured home owner and to pay the city treasurer such monthly parking permit fees on or before the tenth of the month following the month for which such fees are due, in accordance with the terms of this title.

B. Licensees of manufactured home communities and owners of land on which are parked any

occupied, nonexempt mobile homes or manufactured homes shall furnish information to the city clerk and city assessor on such homes added to their community or land within five days after arrival of such home on forms furnished by the city clerk in accordance with Section 66.0435 (3) (c) and (e), Wisconsin Statutes. (Ord. A-78 § 12(A), (B), 1972)

**C. Park operator reimbursement.** Park operators who are required by this Title to collect the monthly parking permit fee from the mobile home owner may deduct, for administrative expenses, 2% of the monthly fees collected. (Ord. 12D-07, 2007).

**D. Monthly parking fee—Deposit required—Refund when.**

Owners of nonexempt, occupied mobile homes or manufactured homes, upon receipt of notice from the city clerk of their liability for the monthly parking permit fee shall remit to the city clerk a cash deposit of twenty-five dollars to guarantee payment of such fees when due to the city treasurer. It shall be the full and complete responsibility of the licensee of a manufactured home community to collect such cash deposits from each occupied, nonexempt mobile home or manufactured home therein and remit such deposits to the city clerk. Upon receipt of a notice from the owner or licensee that the nonexempt, occupied mobile home or manufactured home has been or is about to be removed from the city, the city clerk shall direct the city treasurer to apply said cash deposit to reduce any monthly parking permit fees for which said owner is liable and refund the balance, if any, to said owner. (Ord. A-78 § 12(C), 1972)

## Chapter 17.12

### REGULATIONS

#### Sections:

- 17.12.010 **Location—Proper grading and drainage required.**
- 17.12.020 **Physical Configuration**
- 17.12.030 **Roads, driveways and walkways.**
- 17.12.040 **Street and lot number signs.**
- 17.12.050 **Installation requirements.**
- 17.12.060 **Compliance with plumbing, electrical and building standards required.**
- 17.12.070 **Electrical service outlet requirements.**
- 17.12.080 **Screening and fencing requirements.**
- 17.12.090 **Water supply requirements.**
- 17.12.100 **Fire hydrant access.**
- 17.12.110 **Waste disposal requirements—Discharge to sewer system when.**
- 17.12.120 **Waste disposal requirements—Trash and garbage.**
- 17.12.130 **Sewer requirements—Generally.**
- 17.12.140 **Manufactured Home Community Office and Attendant.**
- 17.12.150 **Nonconforming manufactured home communities permitted when—Requirements.**
- 17.12.160 **Parking outside manufactured home community.**
- 17.12.170 **Parking or storage on private property permitted when.**
- 17.12.180 **Removal of wheels—Additional requirements.**

#### **17.12.010 Location—Proper grading and drainage required.**

A. Every manufactured home or manufactured home community shall be located on a well-drained area, and the premises shall be properly graded so as to prevent the accumulation of storm or other waters. (Ord. 11J-91 (part), 1991; Ord. A-78 § 6(A), 1972)

B. A manufactured home shall be located on soil that provides sufficient soil bearing capacity to support the manufactured home.

#### **17.12.020 Physical Configuration**

A. The physical configuration, space requirements, and separation between structures is delineated for the purpose of protecting health, safety and welfare, including but not limited to fire separation and emergency access.

1. Each space containing or planned to contain a manufactured home shall be clearly delineated on plans submitted to the City for review and approval.

2. Each unit shall be located on a space so that there is at least ten feet between each unit. This separation shall be exclusive of parking areas.

3. Each unit shall be ten feet from any building, except accessory garage or shed belonging to the same space.

B. Each manufactured home space shall have an area of not less than four thousand square feet or three times the living space area of the unit, whichever is greater, exclusive of roadways; provided, however, that mobile home parks and manufactured home communities which, on or before June 12, 1972, existed lawfully with spaces that do not comply with any of the foregoing minimum area and width or minimum average width requirements, may continue to operate and shall be excused from such compliance. (Ord. A-78 § 6(B), 1972)

C. No manufactured home unit shall be parked in a manufactured home community outside of a designated space.

D. When modifications are proposed to the official manufactured home community site plan, all

new spaces or spaces with modified boundaries shall conform to all minimum space and dimensional standards to the greatest degree practical.

**17.12.030 Roads, driveways and walkways.**

**A.** All roads, driveways and walkways within the park shall be constructed with a minimum of two inches of asphaltic concrete on a six-inch compact subbase. Streets shall be built and maintained in good condition, have natural drainage, and support the imposed loads of a fire apparatus and any other emergency vehicles.

**B.** Street right-of-way requirements. The minimum width of the traveled portion, defined as the paved area of the roadway, shall be be:

1. Thirty-two feet in width if parking is permitted on both side of the street;
2. Twenty-four feet if parking is permitted on one side of the street;
3. Eighteen feet if street parking is prohibited.

**C.** The owner or his/her designee shall keep all roadways and walkways within or adjacent to the premises reasonably free and clear from snow and ice and shall clear the snow within twenty-four hours following the end of a snowfall, consistent with Altoona Municipal Code 12.04.040.

**D.** All roadways shall be lighted at night with uniform low level ornamental lighting for each lot. (Ord. A-78 § 6(F), 1972)

**E.** All sidewalks and roadways within manufactured home communities shall be maintained by the licensee and shall not be the responsibility of the city. Except as expressly modified herein, all private roadway systems within the manufactured home community shall be installed and maintained in accordance with existing city specifications, or as said specifications may from time to time be modified. (Ord. 11J-91 (part), 1991; Ord. A-78 § 9(B), 1972)

**17.12.040 Street and lot number signs.**

Every licensee shall be required to erect and maintain signs meeting the following requirements:

**A.** Streets shall be uniformly marked with signs as follows: Each corner shall have at least one sign which designates the names of each street passing through that corner and direct persons to the lot numbers located in each direction on each such street. Said signs shall be erected in such a way as to clearly direct traffic throughout the community, and shall be designed in such a way as to be visible at all times and in all seasons. The layout and design of said signs shall be subject to the approval of the fire chief or his/her designee.

**B.** Each unit within the community shall be marked with its lot number in black numerals which are at least three inches in height and which have a white reflective background. The lot number shall be displayed in one of two places on the mobile home depending on the direction the home is located on the lot.

1. Units with their front ends facing the street shall have the lot number displayed in the front of home.
2. Units with their front entrance side facing the street shall have the lot number displayed in the area of the front door entrance.

All lot numbers will be placed in these areas where clear visibility is most applicable. The licensee shall be responsible for placing the lot number on each home. Lot numbers shall be attached to the home for as long as the home is located on the lot. (Ord. 5A-91 (part), 1991)

**17.12.050 Installation requirements.**

**A.** Installation of manufactured homes shall conform to Wisconsin State Statues § 101.96, and the U.S. Housing and Urban Development Permanent Foundations Guide for Manufactured Housing, or their successors.

**B.** A building permit and inspection by the Building Inspector is required for each newly installed manufactured home and each appurtenance and accessory structure thereof.

**C.** No unit shall be parked outside of a space designated in an adopted manufactured home

community plan as submitted and approved with the applicable license.

**D.** Skirting of mobile homes and manufactured homes is required and shall be of fireproof material, of uniform appearance, and maintained in good condition. Areas enclosed by such skirting shall be maintained so as not to provide a harborage for rodents or create a fire hazard.

**17.12.060 Compliance with plumbing, electrical and building standards required.**

All plumbing, electrical, building, and other work done on or at any manufactured home community licensed under this title shall be in accordance with the ordinances of the city and the requirements of the State Plumbing, Electrical and Building Codes and the regulations of the State Board of Health and shall retain on the premises proof of compliance. Licenses and permits granted under this title grant no right to erect or repair any structure, to do any plumbing work, or to do any electrical work. (Ord. 11J-91 (part), 1991; Ord. A-78 § 11, 1972)

**17.12.070 Electrical service outlet requirements.**

Every manufactured home space shall be furnished with an electric service outlet in accordance with reasonable requirements and directions of the water and light department and in accordance with the State Electrical Code. Such outlet shall be equipped with an externally operated switch or fuse of not less than thirty amperes capacity, and a heavy duty outlet receptacle. Electrical outlets shall be weatherproofed and no power lines shall be less than fifteen feet above ground. (Ord. 11J-91 (part), 1991; Ord. A-78 §§ 6(D), 7(B), 1972)

**17.12.080 Screening and fencing requirements.**

All exterior boundaries of a manufactured home community shall be screened by trees, shrubs or fencing. Fencing and hedges are limited in manufactured home spaces to three feet in height, consistent with “ornamental fences” in Section 19.56.070(C)(5). (Ord. A-78 § 6(G), 1972)

**17.12.090 Water supply requirements.**

An adequate supply of pure water for drinking and domestic purposes shall be supplied to all service buildings and to all manufactured home spaces within the community to meet the occupancy requirements of the community in accordance with reasonable requirements and directions of the public works department. (Ord. A-78 § 7(A), 1972)

**17.12.100 Fire hydrant access.**

Each licensee shall be required to provide and maintain access to all fire hydrants located on or adjacent to his/her manufactured home community. Additionally, if any fire hydrants are located near said manufactured home community, said licensee shall provide and maintain access to his lot line located nearest to said fire hydrants, if he is so ordered to do so by the fire chief or his/her designee. (Ord. 5A-91 (part), 1991)

**17.12.110 Waste disposal requirements—Discharge to sewer system when.**

Waste from showers, bathtubs, flush toilets, urinals, lavatories and slop sinks in service and other buildings within the manufactured home community shall be discharged into a public sewer system in compliance with applicable ordinances. (Ord. A-78 § 8(A), 1972)

**17.12.120 Waste disposal requirements—Trash and garbage.**

A. All garbage, refuse, and recycling containers shall be leak proof and equipped with tight-fitting covers. Containers shall be maintained in a clean and sanitary condition.

B. Commercial sized refuse and recycling containers for general use by manufactured home community tenants shall be screened and located in enclosures comprised of neighborhood compatible materials.

**17.12.130 Sewer requirements.**

Each manufactured home space shall be provided with a sewer at least four inches in diameter, which shall be connected to receive the waste from the showers, bathtubs, flush toilets, lavatories and kitchen sinks of the manufactured home harbored in such space and having any or all of such facilities. The sewer in each space shall be connected to discharge the manufactured home waste into a public sewer system in compliance with applicable ordinances. All sewer connections and facilities shall comply with the State Plumbing Code. (Ord. A-78 § 8(C), 1972)

**17.12.140 Manufactured Home Community Office and Attendant.**

**A.** In every manufactured home community there shall be located the office of the attendant or person in charge of said community. A copy of the park license and of this title shall be posted therein and the park register shall at all times be kept in said office. (Ord. 11J-91 (part), 1991; Ord. A-78 § 9(A), 1972)

**B. Attendant Duties**

1. The manufactured home community operator or a designee in charge of the manufactured home community in the absence of the operator shall, during reasonable hours, be available in the community, in close proximity to the community or via electronic means.

2. The manufactured home community operator shall keep a register of all owners and occupants of manufactured homes located in the manufactured home community, and shall permit the City or its agent to inspect the register at all reasonable times and upon reasonable notice. The register may be kept in an electronic form. If the register is being stored at a location different than the licensed address, the operator shall disclose the storage location to the City upon request.

3. Maintain the community in a clean, orderly, and sanitary condition at all times;

4. Ensure that the provisions of this title are complied with and enforced and report promptly to the proper authorities any violations of law which may come to their attention;

5. Prohibit the lighting of open fires on the premises, except for cooking in small controlled units;

6. A storage building must be provided in the community for inside storage of owner's equipment and other items used to maintain the community, if any such items are kept on the premises.

**17.12.150 Nonconforming manufactured home communities permitted when—Requirements.**

**A.** All mobile home parks and manufactured home communities in existence upon June 12, 1972, shall be deemed nonconforming uses of record, and shall be permitted to continue in operation provided all other applicable city ordinances are fully complied with; and provided further, that all services presently being supplied with or without charge to the customer, including but not necessarily limited to heat, water, power, light, parking, drainage, screening and sanitation, shall be continued. All licenses and fees of this title shall apply to nonconforming uses. Substantial abandonment of the use being made by the nonconforming-manufactured home community for a continuous period of six months shall terminate the right of the nonconforming manufactured home community to operate under this section, and thereafter all remaining provisions of this title shall apply.

**B.** The use of a nonconforming manufactured home community cannot be extended or expanded without City Council approval.(Ord. A-78 § 10, 1972)

**17.12.160 Parking outside manufactured home community.**

**A.** It is unlawful, except as provided in this title, for any person to park any mobile home or manufactured home on any street, alley or highway, or other public place, or on any tract of land owned by any one person, within the city.

**B.** Emergency or temporary stopping or parking is permitted on any street, alley or highway for not longer than one hour, subject to other and further prohibitions, regulations or limitations imposed by the traffic and parking regulations or ordinances for that street, alley or highway. (Ord. 11J-91 (part), 1991; Ord. A-78 § 2(A), (B), 1972)

**17.12.170 Parking or storage on private property permitted when.**

No person shall park or occupy any mobile home or manufactured home on any premises which is situated outside an approved manufactured home community. The parking of only one unoccupied mobile home in an enclosed accessory private garage building is permitted providing no living quarters shall be maintained or any business practiced in said mobile home while such mobile home is so parked or stored. (Ord. 11J-91 (part), 1991; Ord. A-78 § 2(C), 1972)

**17.12.180 Removal of wheels—Additional requirements.**

Any action toward the removal of wheels except for temporary purposes or repair, or other action to attach any mobile home or manufactured home to the ground by means of posts, piers or foundation, shall subject the unit to the requirements of the zoning title as well as this manufactured home title. (Ord. 11J-91 (part), 1991; Ord. A-78 § 3, 1972)

## Chapter 17.16

### PENALTY

#### Sections:

**17.16.010 Enforcement authority.**

**17.16.020 Violation—Penalty—License revoked when—Notice.**

#### **17.16.010 Enforcement authority.**

It shall be the duty of the police department to enforce the general provisions of this title. (Ord. A-78 § 15(A), 1972)

#### **17.16.020 Violation—Penalty—License revoked when—Notice.**

**A.** Any person who violates any of the provisions of this Title shall, upon conviction, incur a penalty as provided in Chapter 1.08. Each day of violation shall constitute a separate offense.

**B.** The penalty by forfeiture as herein provided may be enforced upon either each or both the persons occupying the manufactured home or mobile home or the persons operating and maintaining the manufactured home community, except for such requirements that are only to be complied with by the operators, who shall be solely responsible therefor.

**C.** Violations shall constitute just cause for refusing a renewal of any license or permit.

**D.** If at any time a manufactured home community is found to be violating the provisions of this title or other pertinent ordinances of the city, any duly constituted officer or agent of any department of the city charged with the duty to inspect manufactured home communities shall notify the licensee of such manufactured home community of such condition. If the ordinance violation is not corrected to the satisfaction of the department complaining within a reasonable time after notification, a public hearing shall be held by the City Council to consider revocation or suspension of the license. Such a public hearing shall require a Class 2 notice, and further notice given to the license holder and residents of each permitted unit in such manufactured home community not less than 10 days prior to such hearing.