

MOBILE HOME ORDINANCE

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CITY OF TAYLOR

MOBILE HOME AND MOBILE HOME PARK ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TAYLOR, ALABAMA,
AS FOLLOWS:

SECTION 1. DEFINITIONS.

When used in this Ordinance the following words and phrases shall have the respective meanings given in this section:

- A. City: City of Taylor, Alabama, a municipal corporation.
- B. City Council: The duly elected City Council of the City of Taylor, Alabama.
- C. Council member: Any duly elected member of the City Council of the City of Taylor, Alabama.
- D. Mobile Home: A transportable, single family dwelling unit suitable for year-round occupancy and containing the same water supply, waste disposal, and electrical conveniences as immobile housing.
- E. Mobile Home lot: A parcel of land designed for the exclusive use of the occupants of a single Mobile Home.
- F. Mobile Home Park: A parcel of land which has been planned and improved for the placement of Mobile Homes for non-transient use.
- G. Owner: The Person who owns a Mobile Home Park.
- H. Permit: Written authorization issued by the City Council of the City of Taylor with the approval of the health department, permitting the Mobile Home Park to operate under this Ordinance.
- I. Person: A person, firm, partnership, company, corporation or association.

J. Recreational Vehicle: A wheeled recreational vehicle, whether motorized or non-motorized used for or having sleeping quarters including but not limited to a travel trailer, motor home, bus, pick up camper, van, or sleeping car.

K. Service building: A structure located within a Mobile Home Park for the welfare and convenience of occupants of such Mobile Home Park.

L. Special Permit: A special one (1) year limited permit that must be obtained annually by the Owner of a Mobile Home Park before any Recreational Vehicle may be parked or located within a Mobile Home Park.

M. Temporary or Temporarily: A period of time not to exceed one (1) year.

SECTION 2. INSPECTION.

A. The Mayor, designated City Council Member or designated employee are hereby authorized and directed to make inspections to determine the condition of Mobile Home Parks located within the city in order that the health and safety of occupants of Mobile Home Parks and of the general public may be safeguarded.

B. The Mayor, designated City Council Member or designated employee shall have the power to enter at a reasonable time upon any private or public property for the purpose of inspecting and investigating conditions relating to the enforcement of this Ordinance.

C. It shall be the duty of every occupant of a Mobile Home Park to give the Owner thereof, or his agent or employee, access to any part of such premises at reasonable times for the purpose of making such repairs or alterations as are necessary to effect compliance with this Ordinance or with any lawful order issued pursuant to the provision of this Ordinance.

SECTION 3. PARK PERMITS, APPLICATION, PLANS; MOBILE HOME CONSTRUCTION; APPLICABILITY TO RECREATIONAL VEHICLES.

A. It shall be unlawful for any person to construct, maintain or operate any Mobile Home Park within the city unless he holds a valid permit issued by the Mayor, upon approval of the City Council, in the name of such person for the specific Mobile Home Park. All applications for permits shall be made to the City Council who shall cause to be issued a permit upon compliance by the applicant with the provisions of this Ordinance and of any other applicable legal requirements, and upon written evidence of approval from the health department (e.g. permit, etc.). Mobile Home Parks are permitted only in zones or districts in which such use is provided in any zoning ordinance of the City of Taylor, Alabama, as may be adopted from time to time. Mobile Home permits are non-transferrable.

B. No person shall construct or alter a Mobile Home Park in the City unless the plans and specifications for such park have been submitted and approved by the City Council and the county health department as provided herein.

C. Application for original permits shall be in writing, signed by the applicant, and contain the following:

- i. The name and address of the applicant.
- ii. The interest of the applicant in and the location and legal description of the Mobile Home Park and property plan.
- iii. A complete plan of the Mobile Home Park, showing compliance with all applicable provisions of this Ordinance.
- iv. Such further information as may be requested by the Mayor or City Council to enable the City Council to determine that the proposed Mobile Home Park will comply with legal requirements.

D. Permits will automatically be renewed each year provided management has met all requirements set forth under this Ordinance.

E. A complete plan for the purpose of obtaining a permit to be issued by the City Council with the approval of the health department, as provided herein, shall show:

- i. The area and dimensions of the tract of land.
- ii. The number, location, and size of all Mobile Home lots.
- iii. The location of service buildings and other improvements constructed or to be constructed within the Mobile Home Park.
- iv. The location of Recreational Vehicles and other transient parking spaces.

F. Mobile Homes placed on a single lot or in a Mobile Home Park shall comply with the International Building Code as may be amended from time to time. The building code provides that if the Mobile Home does not bear a seal of an independent testing laboratory approved by the governmental jurisdiction wherein the unit is placed, it is subject to inspection in the same manner as other structures.

G. It is unlawful for any person or Owner to place or attempt to place any Mobile Home older than seven (7) years, as determined from the Mobile Home's manufacture date, in any Mobile Home Park in the City. In other words, no Mobile Home manufactured prior to said seven (7) years

shall be placed in a Mobile Home Park in the City.

H. Except as expressly stated in Section 20 of this Ordinance, the provisions of this Ordinance do apply to Recreational Vehicles that may Temporarily be located within a Mobile Home Park pursuant to and as may be authorized by a Special Permit (limited to one (1) year term) that may, in the reasonable discretion of the City Council, be issued to the Owner of a Mobile Home Park.

SECTION 4. ENVIRONMENTAL, OPEN SPACE AND ACCESS REQUIREMENTS.

A. Site location: The location of Mobile Home Parks shall comply with the following minimum requirements:

- i. Free from adverse influence by swamps, marshes, garbage or rubbish disposal areas, or other potential breeding places for insects or rodents.
- ii. Not subject to any source of pollution, such as drainage from garbage disposal areas.
- iii. Comply with all applicable Ordinances of the City of Taylor and the laws of the State of Alabama.

B. Site drainage requirements:

- i. The ground surface in all parts of every park shall be graded and equipped to drain all surface water in a safe efficient manner.
- ii. Surface water collectors and other bodies of standing water capable of harboring mosquitoes and other insects and vermin shall be treated in an approved manner.

C. Soil and ground cover requirements: Park grounds except paved areas shall be maintained with vegetation or other natural cover that is capable of preventing soil erosion and the emanation of dust during dry weather.

D. Vehicle location: Except as herein prescribed, no person shall park a Mobile Home on lots where it conflicts with any applicable zoning ordinance; Mobile Homes now parked are declared nonconforming and shall be governed by the provisions of any applicable zoning ordinance. Special exceptions in force at the time of adoption of this Ordinance shall continue in force for the duration of the period of time granted. Vehicles illegally parked shall comply with the provisions of this Ordinance within one (1) year from the effective date of this Ordinance.

E. Minimum park area, lot coverage, separation between homes, foundations and skirting:

- i. Minimum area of Mobile Home Park: Each park shall have an overall area to devote to park purposes of not less than three (3) acres. Parks legally in existence on the effective date of this Ordinance shall be exempted from complying with this subsection.
- ii. Placement of homes, lot coverage and separation between homes shall be as follows:
 - a. All plans for streets, drainage and utilities shall be submitted to the City Council for approval.
 - b. All planned handling of garbage and garbage pickup shall be shown on said plans and adequate space shall be provided for garbage trucks to turn around and negotiate through the Mobile Home Park.
 - c. Each Mobile Home lot shall have a minimum of two (2) off street parking spaces per Mobile Home lot.
 - d. Each Mobile Home lot shall at a minimum be at least 5,000 square feet in size and have a minimum width of fifty (50) feet.
 - e. The minimum front yard size shall be thirty (30) feet with side yards to be a minimum of thirty (30) feet. At least forty (40) feet of separation shall be maintained between homes. Patio covers, carports, awnings and other attached additions shall be included in determining separation between homes.
 - f. All streets in Mobile Home Parks shall be all weather paved streets.
- iii. Each Mobile Home shall be placed on a foundation, except transient homes. The foundation may consist of piers at least eight (8) inches thick and spaced no more than one hundred twenty (120) inches on center under framework. The piers may be of concrete or concrete block. The foundation shall be constructed in such a way as to completely conceal the under carriage of the Mobile Home or shall be screened or skirted pursuant to Section 18(A) of this Ordinance.

F. Required setback in parks: All Mobile Homes shall be located at least thirty (30) feet from any park property boundary line abutting upon a public street or highway and at least twenty (20) feet from other park property lines.

G. Park street system:

- i. General requirements: All parks shall provide safe, continuous and convenient vehicular access from abutting public streets or roads to each Mobile Home space.

For purposes of this Ordinance, all streets or roads providing such vehicular access shall hereinafter be referred to as the "park street system."

- ii. Interior drives: All Mobile Home spaces shall abut upon an interior driveway. All interior driveways shall be no less than twenty (20) feet in width and have unobstructed access to a public street or highway. They shall be adequately maintained and lighted by the Owner of the Mobile Home Park.
- iii. In Mobile Home Parks where parking is permitted on interior drives, such drives shall be in excess of twenty (20) feet, sufficient to allow for parking cars.

H. Street construction and design standards:

- i. All streets shall be paved and shall be maintained free of holes and other hazards.
- ii. Grades: Grades of all streets shall be sufficient to insure adequate surface drainage.

I. Required off-street parking: A minimum of two (2) off-street parking spaces shall be provided for each Mobile Home lot in all parks for the use of park occupants and guests. Parking spaces or bays shall be so located as to provide convenient access to Mobile Home spaces.

J. Pedestrian access (general requirements): All parks shall provide safe, convenient, all-season pedestrian access between individual Mobile Homes, and community facilities provided for park residents.

K. Required illumination of park street systems: All parks shall be furnished with electrical systems and lighting units so spaced and equipped as to provide for the safe movement of pedestrians and vehicles at night.

SECTION 5. SERVICE BUILDINGS AND OTHER COMMUNITY SERVICE FACILITIES GENERALLY.

A. The space separation requirements of this Ordinance shall apply to accessory structures and community service facilities in all parks which are required for park management and for the servicing and well-being of park residents. Such accessory structures may include, but are not limited to, service buildings or other community structures containing one (1) or more of the following uses:

- i. Park management offices, repair shops and storage.
- ii. Community sanitary facilities.
- iii. Community laundry facilities.
- iv. Indoor community recreation areas.

- v. Commercial uses supplying essential goods or services primarily for the use of park residents.

B. All mobile structures used as accessory service or community facilities must meet the standards set by the Southern Building Code as may be amended from time to time.

SECTION 6. WATER SUPPLY REQUIREMENTS GENERALLY.

A. Every park shall be capable of providing a sufficient supply of potable water, under adequate pressure, to supply water facilities for Mobile Homes, service buildings (fire hydrants, where city water is available), drinking fountains and other accessory facilities. The park water system shall be designed, constructed and maintained in accordance with state and local laws and shall conform with the regulations of the authorities having jurisdiction. Notwithstanding the foregoing, if available, the water system shall be connected to the City of Taylor water system and shall be maintained in compliance with all rules and regulations related to the City of Taylor water system.

Each Mobile Home and Mobile Home lot shall have an individual water meter to be installed by the Owner in accordance with the City of Taylor Water Department material and construction specifications. All individual water meter boxes shall be made of metal unless otherwise specifically approved by the City Council. The Owner shall install all water mains, valves, fire hydrants, services lines, water meters, water meter boxes, land valves, curb stops and appurtenances in accordance with the City of Taylor Water Department material and construction specifications.

B. The Owner shall also be responsible for and pay for any maintenance and repair to all water lines, fire hydrants, meter boxes, curb stops, land valves, back flow devices and the testing of back flow devices located within the Mobile Home Park. The Owner shall grant to the City the rights of ingress and egress for the purpose of reading and maintenance of said meters by employees of the City.

C. The City further agrees to read the water meters monthly and to bill the Owner, conditional upon said Owner maintaining the required utility deposits with the City, in accordance with the rules and regulations of the City of Taylor Water Department. Said billing will include applicable water service fees, sewer fees and sales tax in accordance with the City Ordinances.

D. The City reserves the right to require the Owner of any Mobile Home, Mobile Home Park or Mobile Home lot to install a master meter in the service for the purpose of comparing its reading with the individual meter readings, and if reading of master meter is greater than the total individual readings, the difference will be paid by the Owner.

E. The Owner of a Mobile Home shall mark each "in place" meter and box with associated facility and address in accordance with City requirements.

F. The Owner of a Mobile Home shall provide a detailed description (map, drawing, etc.) of the meter location and serial number of each meter relative to the building being served, prior to water service being established.

G. The Owner of a Mobile Home shall not tap into or extend any water line, for any purpose without prior approval of the City of Taylor Water Department.

H. The non-compliance of Owner with any of the terms and conditions contained in this Ordinance can result in termination of water service by the City of Taylor Water Department Superintendent or his designee.

SECTION 7. SEWAGE DISPOSAL REQUIREMENTS GENERALLY.

Every park shall have a sewer disposal system adequate for conveying and disposing of sewage from Mobile Homes, service buildings and other accessory facilities. Such system shall be designed, constructed and maintained in accordance with state and local laws and shall conform with the regulations of the health authorities having jurisdiction. If available, the system will be connected to the City sewer system. Provisions shall be made for sealing the sewage connection inlet when a Mobile Home does not occupy the lot.

SECTION 8. REFUSE DISPOSAL.

A. The storage, collection and disposal of refuse in the Mobile Home Park shall be so managed as to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards, or air pollution.

B. All refuse shall be stored in fly-tight, water-tight, rodent-proof containers in a location convenient to any Mobile Home lot or space. Containers shall be provided by Mobile Home Owners in sufficient number and capacity to properly store all refuse.

C. All refuse shall be collected by Houston County forces where available.

D. Where municipal county, or private disposal service is not available, the Mobile Home Park operator or Owner shall insure the disposal of the refuse by arranging transportation to an approved disposal site or in the discretion of the City Council may be required to have and maintain dumpster(s) in numbers and locations as the City Council may require.

SECTION 9. INSECT AND RODENT CONTROL.

A. Grounds, buildings and structures shall be maintained free of vermin and rodent infestation. Extermination methods and other measures to control vermin and rodents shall conform with the requirements of the health authority having jurisdiction.

B. Parks shall be maintained free of accumulations of debris which may provide rodent harborage or breeding places for flies, mosquitoes and other pests.

C. Storage areas shall be so maintained as to prevent rodent harborage; lumber, pipe and other building material shall be stored at least eighteen (18) inches above the ground.

D. The growth of brush, weeds and grass shall be controlled. Parks shall be so maintained as to prevent the growth of noxious weeds considered detrimental to health. Open areas shall be maintained free of heavy undergrowth of any description.

SECTION 10. ELECTRICAL DISTRIBUTION SYSTEM REQUIREMENTS GENERALLY.

Every park shall contain an electrical wiring system, consisting of wiring, fixtures, equipment and appurtenances which shall be installed and maintained in accordance with applicable City, State, Alabama Power Company and Wiregrass Electric Cooperative, Inc. regulations governing such systems.

SECTION 11. FUEL SUPPLY AND STORAGE.

A. Natural gas system: Natural piping systems in all parks shall be installed and maintained in conformity with accepted engineering practices and the rules and regulations of the City or other governmental authority having jurisdiction.

B. Liquefied petroleum gas systems: Liquefied petroleum gas systems provided for Mobile Homes, service buildings or other structures shall be installed and maintained in conformity with the rules and regulations of the City or other governmental authority having jurisdiction.

C. Fuel oil supply systems: All fuel oil supply systems provided for Mobile Homes, service buildings and other structures shall be installed and maintained in conformity with the rules and regulations of the City or other governmental authority having jurisdiction.

SECTION 12. FIRE PROTECTION.

In addition to the requirements of this Ordinance, the Mobile Home Park area shall be subject to the rules and regulations of the fire department, National Fire Protection Association and Alabama State Fire Code, as may be amended from time to time.

SECTION 13. PLUMBING AND ELECTRICAL ALTERATIONS AND ADDITIONS.

All plumbing and electrical alterations or repairs in the Mobile Home Park shall be made in accordance with applicable local and state regulations.

SECTION 14. REGISTRATION OF OCCUPANTS.

Every Mobile Home Park Owner or operator shall maintain a register containing a record of all Mobile Homes, Recreational Vehicles, and occupants using the Mobile Home Park as provided by state law.

SECTION 15. COMPLIANCE WITH REGULATIONS; SUPERVISION OF PARK.

The person to whom a permit for a Mobile Home Park is issued shall at all times operate the park in compliance with this Ordinance and shall provide adequate supervision to maintain the park, its facilities and equipment in good repair and in a clean and sanitary condition at all times.

SECTION 16. PARKING ON A PRIVATE LOT.

A. It shall be unlawful for any Mobile Home to be parked within the City for any purpose at a site other than a Mobile Home Park complying with the provisions of this Ordinance, without a special exception granted by the City Council in writing as may be allowed at discretion of the City Council. Applicant will furnish names and mailing address(s) of all property Owners within three hundred (300) feet of Mobile Home Park boundary line in order to assist the City Council in its determination of whether a special exception may be permitted. The City may, but is not required to, hold a public hearing as a precondition to the issuance of the special exception and permit. Provided, this section does not apply to Mobile Homes parked in a Mobile Home sales lot, where one Mobile Home may be used as an office and one Mobile Home used for a night watchman.

B. The temporary parking of Mobile Homes may be allowed by the City Council for office use in any district during the period of construction activity.

C. After a special exception has been granted by the City Council, the Mayor will issue a permit in accordance with the special exception for which there will be no charge.

D. Any Mobile Home Parked for any purpose on a single lot prior to the effective date of this Ordinance shall be legally nonconforming until such time as the Mobile Home is moved; thereafter it must be in compliance with this Ordinance.

SECTION 17. MOST RESTRICTIVE PROVISION GOVERNS.

Whenever the regulations of this Ordinance require a greater width or size of yards, courts, or other open space, or impose other more restrictive standards than are required in or under any other ordinance or law, the regulations and requirements of this Ordinance shall govern.

SECTION 18. SCREENING OF MOBILE HOME UNDER CARRIAGE.

A. All Mobile Homes shall have a skirting installed between the base of the structure and

the ground in which to completely conceal the undercarriage of the Mobile Home.

B. The undercarriage of any Mobile Home parked in a Mobile Home Park, Mobile Home subdivision or a Mobile Home parked on an individual/private lot at the time of the adoption of this Ordinance or hereafter shall be closed/skirted by brick, blocks, insect-resistant wood, or material manufactured for that purpose. Installation shall be in accordance with the manufacturer's installation instructions. This requirement shall also apply to and include all Mobile Homes used for residential purposes for which a special exception has been approved or may be approved by the City Counsel.

C. This section does not apply to Mobile Homes that are placed on a permanent foundation which conceals the undercarriage.

D. In Mobile Home sales lots, temporary skirting shall be provided for the undercarriage of any Mobile Home parked for display along any public right-of-way.

E. All Mobile Homes affected by the requirements of this section shall comply with these requirements within thirty (30) days of the effective date of this Ordinance.

SECTION 19. COMPLIANCE WITH "UNIFORM CODE FOR THE ANCHORING OF MOBILE HOMES ACT."

All Mobile Homes and Mobile Home Parks shall conform at all times to the State of Alabama "Uniform Code for the Anchoring of Mobile Homes Act" (Alabama Code §24-5-30, et seq.) as may be amended from time to time. To the extent not inconsistent with this or any other Ordinance of the City of Taylor, the provisions of said State Act are hereby incorporated herein by reference as if fully set forth.

SECTION 20. RECREATIONAL VEHICLES - ONE YEAR SPECIAL PERMIT

No Recreational Vehicle shall be parked on the premises of any Mobile Home Park except in compliance with the terms and conditions of this Ordinance. Except as provided in this Section 20, the provisions of this Ordinance shall apply to Recreational Vehicles. In limited circumstances and upon approval of the City Council, the City Council may issue a one (1) year special permit to the Owner of a Mobile Home Park to allow the temporary location of Recreational Vehicles within the Mobile Home Park provided the Owner of the Mobile Home Park applies annually to the City Council for a Special Permit and complies with the following minimum requirements:

1. The Mobile Home Park plan including detailed plans and specifications for Recreational Vehicles shall be submitted to and approved by the City Council and the county health department.

2. That Mobile Home lots may be converted into Recreational Vehicle lots for temporary use only; provided however no Recreational Vehicle shall be parked in a Mobile Home Park for a period of time longer than the one (1) year term of the Special Permit issued by the City Council.
3. Within the Mobile Home Park, Recreational Vehicles shall be parked in a designated area within the Mobile Home Park as may be approved by the City Council.
4. The parking for Recreational Vehicles shall be inner lot parking and other vehicles are not to be parked on the roadway so that traffic flow will be affected by any vehicle blocking or partially blocking the roadway.
5. The lots to be used temporarily by Recreational Vehicles, pursuant to a Special Permit, shall be sloped or otherwise constructed in such a way as to be consistent with and not to interfere with the water flow throughout the park area.
6. No more than four (4) Recreational Vehicles may connect to any one water meter and in any event each Recreational Vehicle unit shall be individually charged the City's current minimum surcharge fee for monthly water service. The failure for any reason of any one Recreational Vehicle connected to a water meter to pay the minimum water surcharge, may result in the termination of the Special Permit and the termination of water service to all Recreational Vehicle units connected to the water meter servicing the Recreational Vehicle that fails to timely pay its water bill and as provided by the City's ordinance adopting water service rules and regulations relating to the provision of water service by the City's water system.
7. The temporary location of Recreational Vehicles on Mobile Home lots shall be such that all Recreational Vehicles are at least twenty (20) feet apart and such that no Recreational Vehicle is within twenty (20) feet of any property line.
8. Each Recreational Vehicle shall have its own 10'x30' pad constructed out of any material specifically approved by the City Council at the time of the issuance of the one (1) year Special Permit; provided however, with regard to any Recreational Vehicle already located on a Mobile Home lot, the Owner shall have up to three (3) months to construct the pad as required herein.

9. The following provision of this Mobile Home Park Ordinance shall not apply to Recreational Vehicles temporarily located within a Mobile Home Park pursuant to this Section:

Section 3.F related to building code(s)

Section 4(E)(ii)(d) related to square footage and width of Mobile Home lot

Section 4(E)(ii)(e) related to minimum yard size and separation

Section 4(E)(iii) related to foundations

Section 4(F) related required setback lines

Section 18 related to screening of under carriage

Section 19 related to Uniform Code for the Anchoring of Mobile Homes Act

10. The Owner shall otherwise comply with all other provisions of the Ordinance as may be modified by this Section 20.
11. The Owner shall otherwise comply with all other and additional provisions, requirements and conditions as may be required by the City Council for the issuance of a one (1) year Special Permit on a case by case basis.
12. Special Permits may only be issued on an annual (year by year) basis provided the Owner seeking a Special Permit shall apply to the City Council annually requesting the issuance of a Special Permit according to the terms and conditions of this Ordinance.

SECTION 21. ENFORCEMENT.

In addition to any other remedy at law or equity, whenever in this Ordinance, any act is prohibited or is made or declared to be unlawful or whenever in this Ordinance the doing of any act is required or the failure to do any act is required or the failure to do any act is declared to be unlawful, the violation of any such provision of this Ordinance shall be punished by a fine of not less than fifty dollars (\$50) nor more than five hundred dollars (\$500) or by imprisonment in the jail or at hard labor or by both such fine and imprisonment, at the discretion of the judge trying the case; and, if the violation or failure or refusal to obey or comply with any provision of this Ordinance is a continuing one, each day's violation shall constitute a separate offense and shall be punished accordingly.

SECTION 22. SEVERABILITY.

The sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such invalidity or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Taylor to be affixed this the 18th day of June, 2013.

By: Larry F. Whiddon
Larry F. Whiddon, Mayor

Authenticated:

Paul A. Bell
City Clerk

Council Member RAY A BELL moved that said Ordinance be adopted, which motion was seconded by Council Member MELWETH THOMPSON, and, upon said motion being put to vote, the following vote was recorded:

YEAS: 5

abstained: 1

NAYS: 0

The Mayor thereupon announced that said motion had been APPROVED.