

Application for Freestanding Mobile Home:

Date: _____

Name of Property Owner: _____ Phone # _____

Address of Property Owner: _____

Address of Location for Mobile Home: _____

Name of Occupant of Trailer and Relationship: _____

Name and current mailing address of property owners adjoining and across the street from the proposed trailer location:

1. _____
2. _____
3. _____
4. _____
5. _____

(Use a separate sheet for additional names and addresses.)

I have received, read, and fully understand Chapter 19, Articles I & II, Sections 19-1 thru 19-19, of the City Code. (Ordinance 571)

Signed: _____

FOR OFFICE USE ONLY

1. Application received on: _____
2. Adjacent letters mailed on: _____
3. Health Department, approval for sewage disposal received _____
4. Plat reviewed and approved as to proposed location
 - A. Setbacks _____
 - B. Distance to nearest residence on property adjoining or across the street

5. Objections received (if any) _____

Application reviewed by Zoning Division: Approved _____ Disapproved _____

Referred to City Council _____

City Council Action: Approved _____ Disapproved _____

Approval Letter Mailed: _____

Chapter 19
Article 1. In General

Section 19-1. Definitions.

For the purpose of this chapter, the following words and phrases shall have the meanings respectively ascribed to them by this section:

FREESTANDING MOBILE HOME: A mobile home that is not located in a mobile home park.

MOBILE HOME: Any vehicle designed, maintained and offered or used for living or sleeping purposed which is equipped or intended to be equipped with wheels or other devices for the purpose of transporting the unit.

(Code 1965, § 35-1)

Section 19-2. Violations of Chapter.

Unless otherwise specifically provided, a violation of any provisions of this chapter shall constitute a Class 1 misdemeanor.

Section 19-3 – 19-15. Reserved.

Article II. Freestanding Mobile Homes

Section 19-16. Enforcement of Article.

The director of Planning or his designee shall enforce this article. (Code 1965 § 35-5; Ordinance No. 1006, 11-19-79)

Section 19-17. Permit Required.

It shall be unlawful for any person to maintain, operate, occupy or use a freestanding mobile home, unless such person shall have obtained a permit therefore from the Department of Planning/Zoning Division. (Code 1965 § 35-2)

Section 19-18. Temporary Use.

A permit for a temporary freestanding mobile home, to be used exclusively for office quarters while the construction of the principal building is being planned and completed or as temporary office quarters for firms engaged in highway construction, building construction and trucking operations may be issued by the Department of Planning/Zoning Division for a period not to exceed 1 calendar year, provided all requirements of the City Zoning regulations are otherwise complied with. Such permit may be renewed for additional 12-month periods. (Code 1965 § 35-3)

Section 19-19. Location in Agricultural Districts.

- (A) A permit to allow 1 freestanding mobile home may be approved by the Department of Planning/Zoning Division in any area zoned agricultural district, provided the following conditions are complied with:
- 1) The mobile home is located to the rear or side and on the same lot or parcel with a principal residential building and all dimensional requirements of 2 dwellings are complied with the required yards or open space of the principal dwelling are not encroached upon.
 - 2) The mobile home is not located within 400 feet of any other residence existing at the time the application is made to locate the mobile home.
 - 3) The immediately adjoining property owners and those directly across the fronting street shall be notified by the Department of Planning/Zoning Division of the receipt of any application to place a mobile home. The Department of Planning/Zoning Division shall mail such notice at least 15 days prior to the issuance of a permit. The address to which such notice shall be sent by the Department of Planning/Zoning Division shall be that as shown on the tax records of the City.
 - 4) The Department of Planning/Zoning Division shall not issue a permit to locate a freestanding mobile home until the method of sewage disposal for such mobile home is approved by the Department of Public Health.
 - 5) A freestanding mobile home authorized under the terms of this sections hall not be occupied by anyone not a member of the immediate family resident in the principal dwelling on the lot or

parcel and such mobile home shall not be occupied by more than 1 family. For the purpose of this section, a member of the immediate family is defined as any person who is a natural or legally adopted child, grandchild or spouse or parent of the owner.

- 6) The Department of Planning/Zoning Division shall, upon written receipt of an objection from persons set forth in #3 above to the placement of a freestanding mobile home, refer the application to the City Council for approval or disapproval. If the Department of Planning/Zoning Division receives no objection, it shall be authorized to issue the freestanding mobile home permit at the expiration of the notification period.
- (B) Notwithstanding the provisions of subsection (a) hereof, City Council may, by resolution, allow the continuation of any existing freestanding mobile home if the circumstances under which the original approval took place change, provided the Council finds the mobile home to be compatible with surrounding land use. In the resolution permitting such continuation, the City Council may attach conditions and safeguards to its approval, as it deems necessary to assure such compatibility.
 - (C) A temporary special permit may be issued by the Department of Planning/Zoning Division for a period not to exceed 9 months in a case where a single family dwelling has been destroyed or damaged by fire or other disaster to an extent which makes such dwelling uninhabitable and only where such dwelling is to be rebuilt or repaired. (Code 1965, § 35-4; Ordinance No. 1006, 11-19-79)