

Chapter 405

MOBILE HOMES AND MOBILE HOME PARKS

Section 405.005. Purpose. [R.O. 2011 §410.005; Ord. No. 9903 §410.000, 2-24-2000]

- A. The City of Puxico recognizes a need for affordable housing for low and moderate income families.
- B. The City of Puxico would like to provide a mechanism whereby such housing could be provided in a manner that will remain consistent with the City's goals of fire protection, maintaining a safe and clean drinking water supply and maintaining the general health and safety for the residents of the City, as well as preventing public nuisances and unsafe maintenance of mobile homes, manufactured homes and modular homes. The City of Puxico adopts this Chapter in regard to regulate the same.

Section 405.010. Definitions. [R.O. 2011 §410.010; Ord. No. 86.000 §0, 1979; Ord. No. 9903 §410.010, 2-24-2000]

As used in this Chapter, the following terms shall have these prescribed meanings:

DRIVEWAY — A minor private way used by vehicles and pedestrians on a mobile home lot or used for common access to a small group of lots or facilities.

LICENSE — A written license issued by the municipality.

MANUFACTURED HOME — A factory-built structure that is manufactured or constructed under the authority of 42 United States Code Section 5401 and is to be used as a place for human habitation but which is not constructed or equipped with a permanent hitch or other device allowing it to be moved other than for the purpose of moving to a permanent site and which does not have permanently attached to its body or frame any wheels or axles. A mobile home is not a manufactured home.

MOBILE HOME (OR TRAILERS) — A transportable, factory-built home designed to be used as year-round residential dwelling and built prior to the enactment of the Federal Manufactured Housing Construction and Safety Standards Act of 1974, which became effective June 15, 1976.

MOBILE HOME LOT — A parcel of land for the placement of one (1) mobile home, its accessory buildings or structures and accessory equipment for the exclusive use of the occupants.

MOBILE HOME PARK — A contiguous parcel of land which has been developed for the placement of two (2) or more mobile homes and is owned by an individual, a firm, trust, partnership, public or private association or corporation.

MOBILE HOME STAND — That part of an individual lot which has been reserved for the placement of one (1) or one (1) double-wide mobile home unit.

MODULAR HOME — A factory-built structural unit bearing the seal by the Missouri Public Service Commission indicating compliance with State of Missouri modular standards and regulations for modular homes.

MUNICIPAL OFFICIAL — The authorized representative of the City of Puxico.

PARK STREET — A private way which affords principal means of access to individual mobile home lots or auxiliary buildings.

PARK TRAILER — A modular-type unit built on a single chassis mounted on wheels, designed primarily as temporary living quarters for seasonal or destination camping and having a gross trailer area not exceeding four hundred (400) square feet and not less than two hundred forty (240) square feet in the setup mode.

PERMIT — A written permit issued by the municipality permitting the construction, alteration and extension of a mobile home under the provisions of this Chapter.

PERSON — Any individual, firm, trust, partnership, public or private association, corporation or other legal entity.

RECREATIONAL VEHICLE — A vehicular-type unit primarily designed to provide temporary living quarters for recreational, camping or travel use that either has its own motive power or is mounted on or towed by another vehicle.

SEWER CONNECTION — The connection consisting of all pipes, fittings and appurtenances from the drain outlet of the mobile home to the inlet of the corresponding sewer riser pipe of the sewage system serving the mobile home park.

SEWER RISER PIPE — The portion of the sewer lateral which extends vertically to the ground elevation and terminates at each mobile home space.

TIE-DOWN — A device designed for the purpose to anchor a mobile home to ground anchors.

WATER CONNECTION — The connection consisting of all pipes, fittings and appurtenances from the water riser pipe to the water inlet pipe of the distribution system within the mobile home.

WATER RISER PIPE — That portion of the water supply system serving the mobile home park parking areas which extends vertically to the ground elevation and terminates at a designated point at each mobile home lot or each trailer space.

Section 405.020. Location Outside Mobile Home Parks. [R.O. 2011 §410.020; Ord. No. 86.000 §1, 1979; Ord. No. 9903 §410.020, 2-24-2000]

- A. It shall be unlawful, within the limits of the City of Puxico, for any reason to park any mobile home on any street, alley or highway, or other public place, or on any tract of land owned by a person, occupied or unoccupied, within the City of Puxico except as provided in this Chapter.
- B. Emergency or temporary stopping or parking is permitted on any street, alley or highway for not longer than two (2) hours subject to any other and further prohibitions, regulations or limitations imposed by the traffic and parking regulations or ordinances for that street,

alley or highway.

- C. No person may use or occupy a recreational vehicle or park a trailer in the corporate limits of the City as temporary living quarters for a period exceeding thirty (30) days in succession.
- D. No person shall park or occupy any mobile home in the City of Puxico except in an approved mobile home park.
- E. No person shall park or occupy any modular home or manufactured home in the City of Puxico except in an approved mobile home park, unless it meets the following requirements:
 - 1. Have a pitched roof of no less than three (3) inches of vertical rise to each twelve (12) inches of horizontal run.
 - 2. Have roofing materials consisting of composition asphalt shingle, fiberglass shingle, wood shake, baked tile or crushed rock.
 - 3. Have a roof overhang of not less than six (6) inches measured from the vertical side of the home. When attached carports, garages, porches or similar structures are an integral part of the home, this overhang may be waived where the accessory structure is attached to the home.
 - 4. Have siding material consisting of wood or wood products, stucco, brick, horizontal lap steel or aluminum, horizontal lap vinyl or rock.
 - 5. The hitch, tongue and axles must be removed.
 - 6. Contain at least one thousand (1,000) square feet.
 - 7. The actual length/width ratio no more than 4/1, not including hitch and tongue.
 - 8. All must have entryways built in a stable and safe manner. All entryways and decks must be a minimum of four (4) feet wide with safety railings.
 - 9. Must be constructed according to the standard established by the United States Department of Housing and Urban Development for constructing such structures and shall bear a seal issued by the U.S. Department of Housing and Urban Development as required by Chapter 700, RSMo., prior to any such structure being set up in the corporate limits of the City.
 - 10. Have been manufactured/constructed within five (5) years of placement in the City.
 - 11. Not occupied by any person other than the owner.
 - 12. Shall be set on a permanent foundation which shall meet the following requirements: All exterior walls must be securely attached to a concrete foundation extending to a minimum of eighteen (18) inches below the surface of the ground or below the frost level, whichever is deepest.
 - 13. Shall be set up on an individual platted lot as shown by the Stoddard County Recorder of Deeds or on an unplatted parcel containing a minimum of five thousand

(5,000) square feet.

14. Shall be set up and maintained in accordance with the provisions of Chapter 700, RSMo., which are not in direct conflict with the provisions of this Chapter.

Section 405.030. Permits. [R.O. 2011 §410.030; Ord. No. 86.000 §2, 1979; Ord. No. 9903 §410.030, 2-24-2000]

- A. It shall be unlawful for any person to construct, alter or extend any mobile home park within the corporate limits of Puxico unless he/she holds a valid permit issued by the City Clerk in the name of such person for the specific construction, alteration or extension proposed.
- B. All applications for permits shall be made to the City Clerk and shall contain the following:
 1. Name and address of applicant.
 2. Location and legal description of the mobile home park.
 3. Complete engineering plans and specifications of the proposed park showing, but not limited to, the following:
 - a. The area and dimensions of the tract of land;
 - b. The number, location and size of all lots;
 - c. The location of service buildings and any other proposed structures;
 - d. The location and width of roadways;
 - e. The location of water and sewer lines and riser pipes;
 - f. Plans and specifications of the water supply, refuse and sewage disposal facilities;
 - g. Plans and specifications of all buildings constructed or to be constructed within the mobile home park; and
 - h. The location and details of lighting and electrical systems.
- C. All applications shall be accompanied by the deposit of an inspection fee of ten dollars (\$10.00) for mobile home parks.
- D. When upon review of the application the City Clerk is satisfied that the proposed plan meets the requirements of this Chapter, a permit shall be issued.
- E. Any person whose application for a permit under this Chapter has been denied may request and shall be granted a hearing on the matter before the Board of Aldermen under the procedure provided by Section 405.060 of this Chapter.

Section 405.040. Licenses. [R.O. 2011 §410.040; Ord. No. 86.000 §3, 1979; Ord. No. 9903 §410.040, 2-24-2000]

- A. It shall be unlawful for any person to operate any mobile home park within the limits of

Puxico unless he/she holds a valid license issued annually by the City Clerk in the name of such person for the specific mobile home park. All applications for licenses shall be made to the City Clerk who shall issue a license upon compliance by the applicant with provisions of this Chapter.

- B. Every person holding a license shall give notice in writing to the City Clerk within forty-eight (48) hours after having sold, transferred, given away or otherwise disposed of interest in or control of any mobile home park. Such notice shall include the name and address of the person succeeding to the ownership or control of such mobile home park. Upon application in writing for transfer of the license and deposit of a fee of ten dollars (\$10.00), the license shall be transferred if the mobile home park is in compliance with all applicable provisions of this Chapter.
- C. Application for original licenses shall be in writing, signed by the applicant, accompanied by an affidavit of the applicant as to the truth of the application and by the deposit of a fee of twenty dollars (\$20.00) and shall contain: the name and address of the applicant; the location and legal description of the mobile home; and a site plan of the mobile home park showing all lots, structures, roads, walkways and other service facilities.
- C. Applications for renewals of licenses shall be made in writing by the holders of the licenses and shall be accompanied by the deposit of a fee of twenty dollars (\$20.00) and shall contain any change in the information submitted since the original license was issued or the latest renewal granted.
- D. Any person whose application for a license under this Chapter has been denied may request and shall be granted a hearing on the matter before the Board of Aldermen under the procedure provided in Section 405.060 of this Chapter.
- E. Whenever, upon inspection of any mobile home park, the City Clerk finds that conditions or practices exist which are in violation of any provisions of this Chapter or regulations issued hereunder, the City Clerk shall give notice in writing in accordance with Section 405.060(A) to the person to whom the license was issued that unless such conditions or practices are corrected within a reasonable period of time specified in the notice by the City Clerk, the license shall be suspended. At the end of such period, the City Clerk shall reinspect such mobile home park and, if such conditions or practices have not been corrected, he/she shall suspend the license and give notice in writing of such suspension to the person to whom the license is issued. Upon receipt of notice of such suspension, such person shall cease operation of such mobile home park except as provided in Section 405.060(B).

Section 405.050. Inspection. [R.O. 2011 §410.050; Ord. No. 86.000 §4, 1979; Ord. No. 9903 §410.050, 2-24-2000]

The City Clerk shall have the power to enter at reasonable times upon any private or public property for the purpose of inspecting and investigating conditions relating to the enforcement of this Chapter.

Section 405.060. Notices, Hearing and Orders. [R.O. 2011 §410.060; Ord. No. 86.000 §5, 1979; Ord. No. 9903 §410.060, 2-24-2000]

- A. Whenever the City Clerk determines that there is reasonable ground to believe that there has been a violation of any provision of this Chapter, the City Clerk shall give notice of such alleged violation to the person to whom the permit or license was issued as hereinafter provided. Such notice shall:
1. Be in writing;
 2. Include a statement of the reasons for its issuance;
 3. Allow a reasonable time for the performance of any act it requires;
 4. Be served upon the owner or his/her agent as the case may require, provided that such notice or order shall be deemed to have been properly served upon such owner or agent when a copy thereof has been sent by registered mail to his/her last known address or when he/she has been served with such notice by any method authorized or required by the laws of this State; and
 5. Contain an outline of remedial action which, if taken, will effect compliance with the provisions of this Chapter.
- B. Any person affected by any notice which has been issued in connection with the enforcement of any provision of this Chapter may request and shall be granted a hearing on the matter before the Board of Aldermen, provided that such person file in the office of the City Clerk a written petition requesting such hearing and setting forth a brief statement of the grounds therefor within ten (10) days after the day the notice is served. The filing of the request for a hearing shall operate as a stay of the notice and of the suspension except in the case of an order issued under Subsection (E). Upon receipt of such petition, the City Clerk shall set a time and place for such hearing and shall give the petitioner written notice thereof. At such hearing the petitioner shall be given an opportunity to be heard and to show why such notice should be modified or withdrawn. The hearing shall be commenced not later than ten (10) days after the day on which the petition was filed, provided that upon application of the petitioner, the Board of Aldermen may postpone the date of the hearing for a reasonable time beyond such ten (10) day period when in its judgment the petitioner has submitted good and sufficient reasons for such postponement.
- C. After such hearing the Board of Aldermen shall make findings as to compliance with the provisions of this Chapter and shall issue an order in writing sustaining, modifying or withdrawing the notice which shall be served as provided in Section 405.060(A)(4). Upon failure to comply with any order sustaining or modifying a notice, the license of the mobile home park affected by the order shall be revoked.
- D. The proceedings at such a hearing, including the findings and decision of the Board of Aldermen and together with a copy of every notice and order related thereto, shall be entered as a matter of public record in the office of the City Clerk but the transcript of the proceedings need not be transcribed unless judicial review of the decision is sought as provided by this Section. Any person aggrieved by the decision of the Board of Aldermen may seek relief therefrom in any court of competent jurisdiction as provided by the laws of this State.
- E. Whenever the City Clerk finds that an emergency exists which requires immediate action

to protect the public health, he/she may, without notice or hearing, issue an order reciting the existence of such an emergency and requiring that such action be taken as he/she may deem necessary to meet the emergency including the suspension of the permit or license. Notwithstanding any other provisions of this Chapter, such order shall be effective immediately. Any person to whom such an order is directed shall comply therewith immediately but upon petition to the Board of Aldermen shall be afforded a hearing as soon as possible. The provisions of Subsections (C) and (D) hereof shall be applicable to such hearing and the order issued thereafter.

Section 405.070. Exemptions. [R.O. 2011 §410.070; Ord. No. 86.000 §6, 1979; Ord. No. 9903 §410.070, 2-24-2000]

- A. Where the Board of Aldermen finds that compliance with provisions of this Chapter would result in undue hardship, an exemption may be granted by the Board of Aldermen without impairing the intent and purpose of this Chapter. Deviations from design, construction and installation provisions shall be brought into compliance with the Chapter within a reasonable period of time based on economic feasibility of improvement, nature, significance and extent of deviation, depreciation of material, improvement and layout in use and other similar factors within a minimum period not exceeding one (1) year and a maximum period not exceeding two (2) years.
- B. Such period shall begin after the Board of Aldermen has given notice of a certain and specific deviation from this Chapter to the person to whom the permit or certification was issued.
- C. Gradual improvements to a higher degree of conformity shall be permissive provided that there shall be complete conformity at the end of a period prescribed by the Board of Aldermen.

Section 405.080. Environmental, Open Space and Access Requirements. [R.O. 2011 §410.080; Ord. No. 86.000 §7, 1979; Ord. No. 9903 §410.080, 2-24-2000]

A. *General Requirements.*

- 1. Conditions of soil, ground water level, drainage and topography shall not create hazards to the property or the health or safety of the occupants. The site shall not be exposed to objectionable smoke, noise, odors or other adverse influences and no portion subject to unpredictable and/or sudden flooding, subsidence or erosion shall be used for any purpose which would expose persons or property to hazards.
- 2. Each lot provided for the occupancy of a single mobile home unit shall have an area not less than four thousand five hundred (4,500) square feet and a width of not less than forty-five (45) feet and no park shall be permitted an average density of mobile home lots of more than eight (8) per acre and each mobile home park shall provide an area of not less than five (5) acres.
- 3. All mobile home parks shall provide lots sufficient in size that no mobile home or any structure, addition or appurtenances thereto is located less than ten (10) feet from the nearest adjacent court boundary.

4. Every building in a mobile home park shall be designed and constructed in accordance with municipal Building Codes which may be in existence.
 5. Space between mobile homes may be used for the parking of motor vehicles if the space is clearly designated and the vehicle is parked at least ten (10) feet from the nearest adjacent park boundary.
 6. Site planning should adapt to individual site conditions, type of market to be served, reflect advances in site planning techniques and be adaptable to the trends in design of the mobile home itself. An informal park type of site planning which conforms to terrain, existing trees and shrubs, rock formations is preferred. Adoption of a stylized pattern should be avoided.
 7. Site planning and improvement shall provide for:
 - a. Facilities and amenities appropriate to the needs of the occupants;
 - b. Safe conditions; and
 - c. Practical and efficient operation and maintenance of all facilities at reasonable costs.
 8. The site, including mobile home stands, skirting, patios, structures and all site improvements, shall be harmoniously and efficiently organized in relation to topography, the shape of the plot and the shape, size and position of structures and common facilities and with full regard to use, appearance and livability. Special attention should be given to new mobile home designs and the common appurtenances that are available.
 9. The mobile home unit shall be fitted to the terrain with a minimum disturbance of the land. Existing trees, rock formations and other natural site features shall be preserved to the extent practical. Favorable views or overlooks should be emphasized by the plan.
 10. Adequate protection shall be provided against any undesirable off-site views or any adverse influence from adjoining streets and areas.
- B. *Soil And Ground Cover Requirements.* Exposed ground surfaces in all parts of every mobile home park shall be paved or covered with stone screenings or other solid material or protected with a vegetative growth that is capable of preventing soil erosion and of eliminating objectionable dust.
- C. *Site Drainage Requirements.* The ground surface in all parts of every mobile home park shall be graded and equipped to drain all surface water in a safe, efficient manner.
- D. *Park Areas For Non-Resident Uses.* No part of any park shall be used for non-residential purposes, except such uses that are required for the direct servicing and well-being of park residents and for the management and maintenance of the park.
- E. *Mobile Home Required Setbacks, Buffer Strips And Screening.*
1. All mobile homes shall be located at least twenty-five (25) feet from any park

- property boundary line abutting upon a public street or highway and at least fifteen (15) feet from other park property boundary lines.
2. There shall be a minimum distance of fifteen (15) feet between an individual mobile home and adjoining pavement of a park street or common parking area or other common areas.
 3. All mobile home parks located adjacent to industrial or commercial land uses shall be provided with screening, such as fences or natural growth, along the property boundary line separating the park and such adjacent non-residential uses.
 4. All mobile homes shall be set back not less than one hundred fifty (150) feet from a sewage lagoon or drainfield from a sewage treatment system.

F. *Park Street System For Mobile Homes.*

1. *General requirements.* All mobile home parks shall be provided with safe and convenient vehicular access from abutting public streets or roads to each mobile home lot.
2. *Internal streets.* Surfaced roadways shall be of adequate width to accommodate anticipated traffic, and in any case shall meet the following minimum requirements:
 - a. All streets, except minor streets: thirty (30) feet.
 - b. Minor streets, no parking: twenty-four (24) feet.
 - c. Dead-end streets shall be provided at the closed end with a turnaround having an outside roadway diameter of at least sixty (60) feet.

G. *Required Off-Street Parking Areas For Mobile Homes.*

1. Off-street parking areas shall be provided in all mobile home parks for the use of park occupants and guests. Such areas shall be furnished at the rate of at least two (2) car spaces for each home lot.
2. Required car parking spaces shall be so located as to provide convenient access to the mobile home but shall not exceed a distance of two hundred (200) feet from the mobile home that it is intended to serve.

H. *Mobile Home Stands.*

1. The area of the mobile home stand shall be improved to provide an adequate foundation for the placement and tie-down of the mobile home, thereby securing the superstructure against uplift, sliding, rotation and overturning.
2. The mobile home stand shall not heave, shift or settle unevenly under the weight of the mobile home due to frost action, inadequate drainage, vibration or other forces acting on the superstructure.
3. The mobile home stand shall be provided with anchors and tie-downs such as cast-in-place concrete "dead men", eyelets imbedded in concrete foundations or funways, screw augers, arrowhead anchors or other devices securing the stability of

the mobile home.

4. Anchors and tie-downs shall be placed at least at each corner of the mobile home stand and shall be capable of resisting an allowable working load equal to exceeding three thousand one hundred fifty (3,150) pounds and of withstanding a fifty percent (50%) overload (four thousand seven hundred twenty-five (4,725) pounds total).

Section 405.090. Water Supply. [R.O. 2011 §410.090; Ord. No. 86.000 §8, 1979; Ord. No. 9903 §410.090, 2-24-2000]

A. *General Requirements.*

1. An accessible, adequate, safe and potable supply of water shall be provided in each mobile home parking area. Where a public supply of water of satisfactory quantity, quality and pressure is available, connection shall be made thereto and its supply used exclusively. When a satisfactory public water supply is not available, a private water supply system may be developed and used as approved by the State Division of Health.
2. The water supply shall be capable of supplying a minimum of one hundred fifty (150) gallons per day per mobile home.

B. *Water Storage Facilities.*

1. All water storage reservoirs shall be covered, water-tight and constructed of impervious material. Overflows and vents of such reservoirs shall be effectively screened. Manholes shall be constructed with overlapping covers so as to prevent the entrance of contaminated material. Reservoir overflow pipes shall discharge through an acceptable air-gap.
2. The treatment of a private water supply shall be in accordance with applicable State laws and regulations as promulgated by the Missouri Clean Water Commission.

C. *Water Distribution System.*

1. The water supply system of the mobile home park area shall be connected by pipes to all buildings and other facilities requiring water.
2. All water piping, fixtures and other equipment shall be constructed and maintained in accordance with State and local regulations and requirements.
3. The water piping system shall not be connected with non-potable or questionable water supplies and shall be protected against the hazards of backflow or back siphonage.
4. The system shall be so designed and maintained as to provide a pressure of not less than twenty (20) pounds per square inch, under normal operating conditions, at each mobile home stand, service buildings and other locations requiring potable water supply.

D. *Individual Water Connections.*

1. Riser pipes provided for individual water service connections shall be located not less than forty (40) feet nor more than fifty (50) feet from the front of the stand and shall be within two (2) feet of the left line of the mobile home stand.
2. Water riser pipes shall extend at least four (4) inches above ground elevation. The pipe size shall be at least three-quarter ($\frac{3}{4}$) inch. The water outlet shall be capped when a mobile home does not occupy the lot.
3. Adequate provisions shall be made to prevent freezing of service lines, valves and riser pipes.
4. Underground stop and waste valves shall not be installed on any water service.

Section 405.100. Sewage Disposal. [R.O. 2011 §410.100; Ord. No. 86.000 §9, 1979; Ord. No. 9903 §410.100, 2-24-2000]

- A. *General Requirements.* An adequate and safe sewerage system shall be provided in all mobile home parks for conveying and disposing of all sewage. Such system shall be designed, constructed and maintained in accordance with State and local laws.
- B. *Sewer Lines.* All sewer lines shall be located in trenches of sufficient depth to be free of breakage from traffic or other movements and shall be separated from the water supply system at a safe distance. Sewer shall be at a grade which will insure a velocity of two (2) feet per second when flowing full. All sewer lines shall be constructed of materials approved by the health authority, shall be adequately vented and shall have water-tight joints. The system shall be designed for a minimum flow of two hundred (200) gallons per day per mobile home lot.
- C. *Individual Sewer Connections.* If facilities for individual sewer connections are provided, the following requirements shall apply:
 1. The sewer riser pipe shall have at least a four (4) inch diameter, shall be trapped below the ground surface and shall be so located on the trailer space that the sewer connection to the mobile home drain outlet will approximate a vertical position.
 2. The sewer connection shall have a nominal inside diameter of at least three (3) inches and the slope of any portion thereof shall be at least one-fourth ($\frac{1}{4}$) inch per foot. The sewer connection shall consist of one (1) pipe line only without any branch fittings. All joints shall be water-tight.
 3. All materials used for sewer connections shall be corrosive-resistant, non-absorbent and durable. The inner surface shall be smooth.
 4. Provision shall be made for plugging the sewer riser pipe when a mobile home does not occupy the space. Surface drainage shall be diverted away from the riser.
- D. *Sewage Treatment And/Or Discharge.* Where the sewer lines of the mobile home park are not connected to a public sewer, all proposed sewage disposal facilities shall be approved by the health authority having jurisdiction prior to construction. Effluents from sewage treatment facilities shall not be discharged into any waters of the State except with prior approval of the Missouri Clean Water Commission

Section 405.110. Electrical Distribution System. [R.O. 2011 §410.110; Ord. No. 86.000 §10, 1979; Ord. No. 9903 §410.110, 2-24-2000]

- A. *General Requirements.* Every park shall contain an electrical wiring system consisting of wiring, fixtures, equipment and appurtenances which shall be installed and maintained in accordance with the National Electrical Code and the municipal Electrical Code which may be in existence.
- B. *Power Distribution Lines.*
 - 1. Main power lines not located underground shall be suspended at least eighteen (18) feet above the ground. There shall be a minimum horizontal clearance of three (3) feet between overhead wiring and any mobile home, service building or other structure.
 - 2. All direct burial conductors or cable shall be buried at least eighteen (18) inches below the ground surface and shall be insulated and specially designed for the purpose. Such conductors shall be located not less than one (1) foot radial distance from water, sewer, gas or communication lines.
- C. *Individual Electrical Connections.*
 - 1. Each mobile home lot shall be provided with an approved disconnecting device and overcurrent protective equipment. The minimum service per outlet shall be 120/240 volts AC, 100 amperes.
 - 2. Outlet receptacles shall be located not more than twenty-five (25) feet from the overcurrent protective devices in the mobile home and three-pole, four-wide grounding type shall be used. Receptacles shall be of weather-proof construction and configurations shall be in accordance with the National Electrical Code.

Section 405.120. Insect and Rodent Control. [R.O. 2011 §410.120; Ord. No. 86.000 §11, 1979; Ord. No. 9903 §410.120, 2-24-2000]

- A. Parking areas shall be maintained free of accumulations of debris which may provide rodent harborage or breeding places for flies, mosquitoes and other pests.
- B. Storage areas shall be so maintained as to prevent rodent harborage; lumber, pipe and other building material shall be stored at least one (1) foot above the ground.
- C. The growth of brush, weeds and grass shall be controlled to prevent harborage of ticks, chiggers and other noxious insects. Parking areas shall be so maintained as to prevent the growth of ragweed, poison ivy, poison oak, poison sumac and other noxious weeds considered detrimental to health. Open areas shall be maintained free of heavy undergrowth of any description.

Section 405.130. Fuel Supply and Storage. [R.O. 2011 §410.130; Ord. No. 86.000 §12, 1979; Ord. No. 9903 §410.130, 2-24-2000]

- A. *Liquefied Petroleum Gas System.* Liquefied petroleum gas systems shall be installed and maintained in accordance with applicable codes and regulations governing such systems.

- B. *Fuel Oil Supply Systems.* All fuel oil storage tanks or cylinders shall be securely fastened in place and shall not be located inside or beneath any mobile home or less than five (5) feet from any mobile home exit.

Section 405.140. Fire Protection. [R.O. 2011 §410.140; Ord. No. 86.000 §13, 1979; Ord. No. 9903 §410.140, 2-24-2000]

- A. Mobile home parks shall be subject to the rules and regulations of the City of Puxico fire prevention authority.
- B. Mobile home parks shall be kept free of litter, rubbish and other flammable materials.
- C. Access to a mobile home for fire protection services shall be such as to permit fire apparatus to approach within one hundred (100) feet of each mobile home.
- D. *Fire Hydrants.*
1. Fire hydrants shall be installed in mobile home parks if the park water is capable to serve them in accordance with the following requirements:
 - a. The water supply system shall permit the operation of a minimum of two (2) one and one-half (1½) inch hose streams.
 - b. Each of two (2) nozzles held four (4) feet above the ground shall deliver at least seventy-five (75) gallons of water per minute at a flowing pressure of at least thirty (30) pounds per square inch at the highest elevation point of the park.
 2. Fire hydrants, if provided, shall be located within five hundred (500) feet of any mobile home, service building or other structure in the park.

Section 405.150. Miscellaneous Requirements. [R.O. 2011 §410.150; Ord. No. 86.000 §14, 1979; Ord. No. 9903 §410.150, 2-24-2000]

- A. *Responsibilities For The Park Management.*
1. The person to whom a license for a mobile home park is issued shall operate the park in compliance with this Chapter and shall provide adequate supervision to maintain the park, its facilities and equipment in good repair and in a clean and sanitary condition.
 2. The park management shall notify park occupants of all applicable provisions of this Chapter and inform them of their duties and responsibilities under this Chapter and regulations issued hereunder.
 3. The park management shall supervise the placement of each mobile home on its stand which includes securing its stability and installing all utility connections.
 4. The park management shall notify the health authority immediately of any suspected communicable or contagious disease within the park.
- B. *Responsibilities Of Park Occupants.*
1. The park occupant shall comply with all applicable requirements of this Chapter and

- shall maintain his/her mobile home lot, its facilities and equipment in good repair and in a clean and sanitary condition.
2. The park occupant shall be responsible for proper placement of his/her mobile home on its stand and proper installation of all utility connections in accordance with the instructions of the park management.
 3. Pets, if permitted in the park, shall be prohibited to run at large or to commit any nuisance within the limits of any mobile home lot.
 4. Skirtings, porches, awnings and other additions shall be installed as approved by the park management. When installed, they shall be maintained in good repair. The space immediately underneath a mobile home shall be used for storage only if permitted by the park management. If permitted, the following conditions shall be satisfied:
 - a. The storage areas shall be provided with a base of impervious material.
 - b. Stored items shall be located so as not to interfere with the underneath inspection of the mobile home.
 - c. The storage area shall be enclosed by skirting.
- C. *Restrictions On Occupancy.* A mobile home shall not be occupied for dwelling purposes unless it is properly placed on a mobile home stand and connected to water, sewerage and electrical utilities.

Section 405.160. Penalties. [R.O. 2011 §410.160; Ord. No. 86.000 §15, 1979; Ord. No. 9903 §410.160, 2-24-2000]

Any person who violates any provision of this Chapter shall upon conviction be punished by a fine of not less than ten dollars (\$10.00) nor more than twenty dollars (\$20.00), and each day's failure of compliance with any such provision shall constitute a separate violation.