

TITLE VI PHYSICAL ENVIRONMENT

CHAPTER 16 BUILDING AND LAND USE REGULATIONS- MOBILE HOMES

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6-16-1 DEFINITIONS. For use in this chapter the following terms are defined as follows:

1. “Mobile home” means any vehicle without motive power used or so manufactured or constructed as to permit its being used as a conveyance upon the public streets and highways and so designed, constructed, or reconstructed as will permit the vehicle to be used as a place for human habitation by one or more persons; but shall also include any such vehicle with motive power not registered as a motor vehicle in Iowa. Mobile homes are structures defined in rule 680-16.620(3)(103A), State Building Code.
2. “Mobile home park” means any site, lot, field, or tract of land upon which two or more occupied mobile homes are harbored, either free of charge or for revenue purposes, and shall include any building, structure, tent, vehicle, or enclosure used or intended for use as part of the equipment of such mobile home park. The term “mobile home park” shall not be construed to include mobile homes, buildings, tents, or other structures temporarily maintained by an individual, educational institution, or company on their own premises and used exclusively to house their own labor or students.
3. A mobile home park shall be classified by the city council as to whether it is a residential mobile home park or a recreational mobile home park or both. The mobile home park residential landlord tenant Act of the Iowa Code, subsection 562B.1 to 562B.32, only applies to residential mobile home parks.
4. “Modular home” means a factory-built structure which is manufactured or constructed 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 attached or towed behind a motor vehicle, and which does not have permanently attached to its body or frame any wheels or axles.

6-16-2 LOCATION OF MOBILE HOMES. It shall be unlawful for any person, firm, or corporation to park or place any mobile home on a street, alley, highway, or public place, or on any private land within this city, except as is provided by state law and this chapter. This section shall not apply to mobile homes parked or placed within duly licensed mobile home parks, or upon private property as part of a dealer’s or a manufacturer’s stock not used as a place for human habitation.

6-16-3 SPECIAL PERMITS FOR LOCATION OF MOBILE HOMES OUTSIDE MOBILE HOME PARKS. The city council, upon application of a mobile home owner, may grant a permit for a mobile home to be located for a limited time on premises outside mobile home parks. The city council shall issue such special permits when it appears that location within a local mobile home park is impracticable or impossible and public health, safety, and welfare interests will not be seriously affected

by granting the permit. Special permits shall not be granted for periods in excess of one (10) year but upon expiration of a special permit reapplication may be made. Application for the permit shall include:

1. A statement concerning the practicability of location within a local mobile home park.
2. A description of sanitation facilities contained within the mobile home and those facilities available at the proposed location.
3. A statement of the desired duration of the special permit.

6-16-4 EMERGENCY AND TEMPORARY PARKING. Emergency or temporary parking of mobile homes upon the streets, alleys, or highways, or any other public or private place for a period not in excess of seven days shall not constitute a violation of 6-1-2, but such parking shall be subject to any prohibitions or regulations contained in other ordinances of this city.

6-16-5 TRAFFIC CODE APPLICABLE. The owner of a mobile home park may elect to have city traffic provisions of the city code apply to real property in the mobile home park and any person located on the real property. The owner of a mobile home park may waive this right by filing a waiver with the county recorder.