

**SEC. 13-1-154 MOBILE HOME PARK DEVELOPER'S PERMIT.**

- (a) No person shall construct, alter, modify or extend any mobile home park or mobile home park building or facility within the limits of the City without first securing a mobile home park developer's permit from the City. Such permits shall be issued by the City Clerk-Treasurer upon approval by the governing body.
- (b) Applications for mobile home park developer's permits shall be filed with the City Clerk-Treasurer with sufficient copies for the Clerk-Treasurer to forward one (1) to each of the Building Inspector and Fire Chief, who shall investigate and review said application to determine whether the applicant, the premises on which said park will be located and the proposed design and specifications thereof and all buildings proposed to be constructed thereon will comply with the applicable regulations, ordinances and laws of the State and City and report their findings in writing to the governing body within sixty (60) days. Such reports shall be considered by the governing body before any permit is issued hereunder. Failure of any officer or body to report within the allotted time shall be deemed a favorable recommendation.
- (c) Applications for mobile home park developer's permit shall be accompanied by a fee of Fifty Dollars (\$50.00) to cover the cost of investigation and processing plus regular building permit fees for all buildings or structures to be erected within the proposed park.
- (d) Applications shall be made on forms furnished by the City Clerk-Treasurer and shall include the following information:
  - (1) Name and address of applicant.
  - (2) Location and legal description of the proposed park, addition, modification or extension.
  - (3) A complete plot plan showing compliance with all applicable provisions of this Chapter, specifically Section 13-1-63.
  - (4) Completion preliminary engineering plans and specifications, including a scale drawing of the proposed park showing, but not limited to:
    - a. Plans and specifications of all utilities, including: sewerage collection and disposal, storm water drainage, water and electrical distribution and supply, refuse storage and collection, lighting, telephone and TV antenna systems.
    - b. Location and width of roadways and walkways, buffer strips, recreational and other common areas.
    - c. The location of mobile home stands with the mobile home spaces, including a detailed sketch of at least one (1) typical mobile home space and stand therein.
    - d. Landscape plan showing all plantings.
    - e. Plans and specifications of all park buildings and structures.
  - (5) Interest of applicant in proposed mobile home park or extension thereof. If owner of tract is a person other than applicant, a duly verified statement by the owner that applicant is authorized by him to construct and maintain the proposed park, addition, modification or extension and make the application.
  - (6) Written statements describing proposed park operations, management and maintenance, including proposed fees and charges and other requirements to be imposed on park occupants by the park operator.
- (e) Final engineering plans and specifications complying with the provisions of this Article and the zoning regulations and any modifications or conditions imposed by the governing

body shall be submitted to the City Clerk-Treasurer and checked by the proper municipal officials for compliance before the District is approved.

- (f) The procedure for creation of an R-MH District shall be as prescribed in Article N of this Chapter, except that the standards and conditions in Sections 13-1-66 and 13-1-69 shall be followed.