

10-1-69

AN ORDINANCE DEFINING AND REGULATING MOBILE HOME PARKS; ESTABLISHING UNIFORM STANDARDS GOVERNING THE CONSTRUCTION AND MAINTENANCE OF MOBILE HOME PARKS; ESTABLISHING UNIFORM STANDARDS GOVERNING THE PROVIDED FACILITIES, AND OTHER PHYSICAL THINGS AND CONDITIONS TO MAKE MOBILE HOME PARKS SAFE, SANITARY, AND FIT FOR HUMAN HABITATION; FIXING THE RESPONSIBILITIES AND DUTIES OF OWNERS AND OPERATORS OF MOBILE HOME PARKS; AUTHORIZING THE INSPECTION OF MOBILE HOME PARKS; AND FIXING PENALTIES FOR VIOLATIONS.

BE IT THEREFORE ORDAINED by the Mayor and Council of the City of Hahira, Georgia, as follows:

SECTION 1: DEFINITIONS

When used in this ordinance the following words and phrases shall have the meaning given in this section. Terms not herein defined shall have their customary dictionary definitions where not inconsistent with the context. The term "shall" is mandatory. When not inconsistent with the context, words used in the singular include the plural and those used in the plural include the singular. Words used in the present tense include the future tense.

Health Officer: The legally designated health authority or his authorized representative of the City of Hahira.

Building Inspector: The duly appointed Building Inspector or his authorized representative of the City of Hahira.

Licensee: Any person licensed to operate and maintain a mobile home park under the provisions of the Ordinance.

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.

Mobile Home Lot: A parcel of land designed for the exclusive use of the occupants of a single mobile home.

Mobile Home Park: A parcel of land which has been planned and improved for the placement of mobile homes for non-transient use.

Permit: Written authorization issued by the Building Inspector with the approval of the Health Officer, permitting the mobile home park to operate under this Ordinance.

Person: Any natural individual, firm, trust, partnership, association, or corporation.

Service Building: A building structure located within a mobile home park for the welfare and convenience of occupants of such mobile home park.

SECTION 2: PERMITS AND STICKERS

2.1

It shall be unlawful for any person to construct, maintain or operate any mobile home park within the limits of the City of Hahira unless he holds a valid permit issued annually by the Building Inspector in the name of such person for the specific mobile home park. All applications for permits shall be made

to the Building Inspector, who shall issue a permit upon compliance by the applicant with provisions of this ordinance and of any other applicable legal requirements, and upon approval of the Health Officer. (Mobile home parks are permitted only in zones or districts in which such use is provided in the Zoning Ordinance. Mobile home permits are non-transferable.)

No person shall construct, maintain, alter, or operate a mobile home park if the City of Hahira unless the plans and specifications for such park have been submitted and approved by the Planning Commission and Health Department.

2.2

(a) Application for original permits shall be in writing, signed by the applicant, and contain the following:

1. The name and address of the applicant;
2. The interest of the applicant in and the location and legal description of the mobile home park and property plat;
3. A complete plan of the mobile home park, showing compliance with all applicable provisions of this ordinance;
4. Such further information as may be requested by the Building Inspector and the Health Officer to enable them to determine that the proposed mobile home park will comply with legal requirements.

(b) Permits will automatically be renewed each year provided management has met all requirements set forth under this ordinance.

2.3

A completed plan, for the purpose of obtaining a permit to be issued by the Building Inspector with the approval of the Health Officer shall show:

- (a) The area and dimensions of the tract of land;
- (b) The number, location, and size of all mobile home lots;
- (c) The location of service buildings and other improvements constructed or to be constructed within the mobile home park.

2.4

From and after 1 January, 1970, no mobile home shall be placed ~~in a mobile home park~~ in a mobile home park unless it bears a sticker indicating that it meets the standards of the Georgia Uniform Standard Code for factory manufactured movable homes unless said movable home was manufactured prior to September, 1968.

SECTION 3: INSPECTION OF MOBILE HOME PARKS

3.1

The Health Officer and/or Building Inspector are hereby authorized and directed to make inspections to determine the condition of mobile home parks located

within the City of Hahira in order that the health and safety of occupants of mobile home parks and of the general public may be safeguarded.

3.2

The Health Officer and/or Building Inspector shall have the power to enter at reasonable time upon any private or public property for the purpose of inspecting and investigating conditions relating to the enforcements of this ordinance.

3.3

The Health Officer and/or Building Inspector shall have the power to inspect the register containing a record of all mobile homes and occupants using the mobile home park.

3.4

It shall be the duty of every occupant of a mobile home park to give the owner thereof or his agent of 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 4: LEGAL PROVISIONS

4.1

Violations and Penalties: Persons violating any provision of this ordinance shall be punished for each offense as provided by the Charter of the City. Each day such violation continues after conviction shall be deemed a separate offense. At the discretion of the Recorder, a violator of this ordinance may be given a reasonable length of time to rectify or correct the violations.

4.2

Conflict with Other Regulations: 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 statutes, the regulations and requirements of this ordinance shall govern.

Whenever the provisions of any other legal regulations impose more restrictive standards than are required by this ordinance, the provisions of such other regulations shall govern.

SECTION 5: ENVIRONMENTAL, OPEN SPACE
AND ACCESS REQUIREMENTS

5.1

Site Location: The location of mobile home parks shall comply with the following minimum requirements:

- (a) Free from adverse influence by swamps, marshes, garbage or rubbish disposal areas, or other potential breeding places for insects or rodents.
- (b) Not subject to any source of pollution, such as drainage from garbage disposal areas.
- (c) Not subject to flooding from adjacent bodies of water or waterways.

5.2

Site Drainage Requirements:

- (a) The ground surface in all parts of every park shall be graded and equipped to drain all surface water in a safe, efficient manner.
- (b) 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.

5.3

Soil and Ground Cover Requirements:

- (a) Park grounds except paved areas shall be maintained with vegetable growth (such as grass lawn) that is capable of preventing soil erosion and the emanation of dust during dry weather.

5.4

Location Zoning:

- (a) No person shall park a mobile home on lots where it conflicts with the Zoning Ordinance; mobile homes now parked are declared

non-conforming and shall be governed by the provisions of the City Zoning Ordinance.

5.5

Minimum Mobile Home Park Area, Lot Area, and Separation Between Homes:

- (a) 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 in existence on the effective date of this ordinance shall be exempted from complying with this subsection of this ordinance.
- (b) Minimum Area of Spaces: Each space within a mobile home park shall have an average area of not less than 4,000 square feet, and lot lines shall be clearly defined or delineated.
- (c) Mobile homes shall be separated from each other and from other buildings and structures by at least 20 feet provided that mobile homes placed end-to-end may have a clearance of 15 feet where opposing rear walls are staggered.
- (d) Patios and carports shall be regarded to determining separation between mobile homes.
- (e) Each mobile home shall be placed on a masonry foundation. If the floor level of the home does not exceed thirty (30) inches above the ground line, the foundation may consist of piers at least eight (8) inches thick and spaced no more

than eighty-four (84) inches on center around perimeter of the mobile home. If the floor level exceeds thirty (30) inches above the ground line the foundation must be at least six (6) inches thick and continuous around the perimeter of the home, or supported on piers as hereinabove described with full metal skirting from ground to frame level. Each mobile home shall be securely anchored to the masonry foundation, or to the ground with turn-bolt anchors.

5.6

Required Set-backs, Buffer Strips, and Screening in Mobile Home Parks:

- (a) All mobile homes shall be located at least 25 feet from any park property boundary line abutting upon a public street or highway and at least 15 feet from other park property lines. There shall be a minimum distance of ten (10) feet between an individual mobile home, including accessory structures attached thereto, and adjoining pavement of a park street, or common parking area or other common areas accessible to park residents.
- (b) All mobile home parks located adjacent to residential areas shall be provided with a screening buffer strip, at least five (5) feet wide, along the property boundary line separating parks and such adjacent residential uses. Where

effective visual barriers do not already exist along such property lines, the buffer strip shall be furnished with screening, consisting of fences or natural growth.

5.7

Required Open Space in Mobile Home Parks:

In all parks accommodating or designed to accommodate twenty (20) or more mobile homes, there shall be one or more areas which shall be easily accessible to all park residents. The size of such open areas shall be 15% of the first three (3) acres, plus 10% of the second three (3) acres, and 5% of all area in excess of six (6) acres. No open areas shall contain less than 2,500 square feet. Open areas shall be so located as to be free of traffic hazards.

5.8

Park Street System:

(a) 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 Code, all streets or roads providing such vehicular access shall hereinafter be referred to as the "Park Street System".

- (b) 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.
- (c) 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.

5.9

Street Construction and Design Standards:

- (a) Roadways: All streets shall be provided with a smooth, hard surface which shall be durable and well-drained under normal use and weather conditions. Street surfaces shall be maintained free of holes, and other hazards. Streets shall be constructed to the city's standards for residential streets except that curb and gutter may not be required on park interior streets.
- (b) Grades: Grades of all streets shall be sufficient to insure adequate surface drainage.

5.10

Required Off-Street Parking:

Off-street parking shall be provided in all parks for the use of park occupants and guests. Parking bays shall

be located so as to provide convenient access to mobile home spaces.

5.11

Pedestrian Access:

- (a) General Requirements: All parks shall provide safe, convenient, all-season pedestrian access between individual mobile homes, and community facilities provided for park residents.

5.12

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.

5.13

Existing Parks:

Licensed parks with mobile home spaces in existence on the effective date of this ordinance may not be expanded or renovated unless such expansion or renovation meets the standards imposed by this ordinance. Such parks shall have three (3) years in which to comply with the physical development standards established by this ordinance. The Building Inspector, with the approval of the Health Officer, may issue a temporary permit for this period to such established parks.

On the effective date of this ordinance, each mobile home park now operating shall otherwise comply with regulations and be governed under this ordinance as a newly developed park.

No additional mobile home units shall be admitted to an existing park until the park owner complies with this ordinance.

SECTION 6: SERVICE BUILDINGS AND OTHER COMMUNITY
SERVICE FACILITIES

6.1

General Requirements:

The space separation requirements of this ordinance shall apply to accessory structures and community service facilities which are required for park management and for the servicing and well-being of park residents. Such accessory structures shall be permanent structures other than coaches and may include, but are not limited to, service buildings or other community structures containing one or more of the following uses:

- (a) Park management offices, repair shops and storage;
- (b) Community sanitary facilities;
- (c) Community laundry facilities;
- (d) Indoor community recreation areas;
- (e) Commercial uses supplying essential goods or services for the exclusive use of park residents.

SECTION 7: WATER SUPPLY

7.1

General Requirements:

Every park shall be connected to the city water system and such connection 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, 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.

SECTION 8: SEWAGE DISPOSAL

8.1

General Requirements:

Every park shall be connected to the city sewer system and a park 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.

SECTION 9: REFUSE DISPOSAL

9.1

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.

9.2

All refuse shall be stored in fly-tight, water-tight, rodent-proof containers, in a location convenient to any mobile home space. Containers shall be provided in sufficient number and capacity to properly store all refuse.

9.3

Refuse collection stands shall be provided for all refuse containers. Such containers stands shall be designed so as to prevent containers from being tipped, to minimize spillage and container deterioration and to facilitate cleaning.

9.4

All refuse shall be collected by city forces.

9.5

Where municipal or private disposal service is not available, the mobile home park operator shall dispose of the refuse by incineration, burial, or transporting to an approved disposal site.

9.6

Refuse shall be buried only at locations and by methods approved by the Health Officer.

9.7

Refuse incinerators shall be used only with the approval of the local authorities. Such approval shall be based on a review of the plans and specifications for such incinerators and approval of the site where they will be located. Such approval shall specify the type of material which may be placed in the incinerator.

9.8

Incinerators shall be operated only when attended by some person specifically authorized by the owner or operator of the mobile home park.

9.9

Garbage shall be burned on the premises only in an approved incinerator.

SECTION 10: INSECT AND RODENT CONTROL

10.1

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.

10.2

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

10.3

Storage areas shall be so maintained as to prevent rodent harborage; lumber, pipe, and other building material shall be stored at least four (4) inches above the ground.

10.4

Where the potential for rodent or vermin infestation exists, all exterior openings in or beneath any structure shall be appropriately screened with wire mesh or other suitable materials.

10.5

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 11: ELECTRICAL DISTRIBUTION SYSTEM

11.1

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 applicable city codes and regulations governing such systems.

SECTION 12: FUEL SUPPLY AND STORAGE

12.1

Natural Gas System: Natural gas 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.

12.2

Liquified Petroleum Gas Systems: Liquified 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.

12.3

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 13: FIRE PROTECTION

13.1

The mobile home park area shall be subject to the rules and regulations of the City of Hahira Fire Department.

13.2

Mobile home park areas shall be kept free of litter, rubbish, and other flammable materials.

13.3

Portable fire extinguishers of a type approved by the fire department shall be kept in service buildings and at all other locations designated by such fire department and shall be maintained in good operating condition.

SECTION 14: ALTERATIONS AND ADDITIONS

14.1

All plumbing and electrical alterations or repairs in the mobile home park shall be made in accordance with applicable local regulations.

SECTION 15: REGISTRATION OF OCCUPANTS REPORT OF COMMUNICABLE DISEASES

15.1

Every mobile home park owner or operator shall maintain a register containing a record of all mobile homes and occupants using the mobile home park.

15.2

Every owner, operator, attendant or other person operating a mobile home park shall notify the local Health Officer immediately of any suspected communicable or contagious disease within the mobile home park.

SECTION 16: SUPERVISION

16.1

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.

17.1

If any section, sub-section, paragraph, sentence, clause or phrase of this ordinance should be declared invalid for any reason whatsoever, such decision shall not effect the remaining portions of this ordinance which shall remain in full force and effect; and to this end the provisions of this ordinance are hereby declared to be severable.

SECTION 18: MOBILE HOMES

18.1

No mobile home shall be placed in a R-1 or R-2 zone, unless it is in a licensed trailer park and be in compliance with the trailer park ordinance.

SECTION 19: MOTOR HOMES AND TRAVEL TRAILERS

19.1

Motor Homes and Travel trailers will be permitted to be parked or stored in a R-1 or R-2 zone to the side or rear of the living quarters and must be in compliance with the existing zoning ordinance.

19.2

No motor homes or travel trailers will be permitted to be parked in a R-1 or R-2 zone for the purpose of living quarters or any other occupancy. No water, sewage or electrical convenience shall be permitted to be connected to a motor home or travel trailer while parked or stored in these zones.

19.3

No deviation from the above ordinance will be permitted unless the person or persons concerned come before the Council and an exception is granted.