

Chapter 13

Land Use Code, Title 12

MOBILE HOMES

An ordinance which provides for the regulation of the use of residential mobile homes in land development.

Updated August 27, 2008

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Section 13-1 GENERAL PROVISIONS.

Subsections

- 13-1-1 Purpose
- 13-1-2 Interpretation
- 13-1-3 Effect on Previous Ordinances and Maps

Section 13-1-1 PURPOSE.

This title is designed and enacted for the purpose of promoting the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of Wellington, including, but not limited to, the lessening of congestion in the streets or roads, securing safety from fire and other damages, providing adequate light and air, and providing for variety and flexibility in land development for residential purposes by allowing the use of mobile homes and recreational vehicles under certain conditions.

Section 13-1-2 INTERPRETATION.

In interpreting and applying the provisions of this title, the requirements contained herein are declared to be the minimum required for the purposes set forth. It is not intended by this title to interfere with or abrogate or annul any easement, covenants or other agreements between parties; provided, however, that where this title imposes a greater restriction upon the use of building or premises or upon the height of building, or requires a larger open space than is imposed or required by other laws, ordinances or agreements, the provisions of this title shall control.

Section 13-1-3 EFFECT ON PREVIOUS ORDINANCES AND MAPS.

The existing ordinances covering mobile homes within the limits of Wellington, together with all maps which are a part of such ordinances,

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are hereby superseded and amended to read as set forth herein; provided, however, that this title shall be deemed a continuation of the previous ordinance, and not a new enactment, insofar as the substance of revisions of previous ordinances is included in this title whether in the same or different language; and this title shall be so interpreted upon all questions of construction relating to tenure of officers and boards established by previous ordinances and to questions of conforming and nonconforming use, buildings and structures, and to questions as to the dates upon which such uses, buildings or structures become conforming or nonconforming.

Section 13-2. DEFINITIONS

In this title the terms, phrases, words and their derivations shall have the meanings as stated and defined in this chapter. When not inconsistent with the context, words used in the present tense include the future tense, the plural number includes the singular number, and conversely, words in the singular number include the plural number. The word "shall" is mandatory and not directory.

“Conditional Use” - a use which, because of its nature and character, requires review by the planning commission and approval by the city council before the zoning administrator shall authorize a permit therefore. Generally, those uses which requires special consideration in order to carry out the intent and purposes of the zoning plan.

“Dependent Mobile Home” - a mobile home which does not have a toilet and a bathtub or shower.

“Director of Health” - the legally designated director of the carbon county health department or any representative authorized by such official to act in his or her behalf.

“Independent Mobile Home” - a mobile home that has a toilet and a bathtub or a shower.

“License” - a written license issued by the Building Inspector allowing a person to operate and maintain a mobile home park under the provisions and regulations of this ordinance.

“Licensee” - any person licensed to operate or maintain a mobile home park as set forth in this ordinance.

“Mobile Home” - any vehicle or similar portable structure constructed with wheels (whether or not such wheels have been removed) which has no foundation other than wheels, jacks or skirting and is so designed or constructed as to permit occupancy for dwelling or

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sleeping purposes.

“Mobile Home Space” - a plot of ground upon which three or more mobile homes, occupied for dwelling or sleeping purposes, under single ownership or management and meeting all requirements of the MH zone, as such zone is defined in zoning ordinance of Wellington, Utah as existing or hereafter amended.

“Mobile Home Pad” - that part of a mobile home space which has been reserved for the placement of one mobile home with appurtenant structures or additions.

“Mobile Home Subdivision” - any subdivision of three (3) or more lots, subdivided for the purpose of selling lots solely for mobile homes.

“Permit” - a written permit issued by the Building Inspector, after having received approval of the Planning and Zoning Commission, permitting the construction, alteration and/or extension of a mobile home park under the provisions of this ordinance and regulations issued hereunder.

“Person” - any individual, firm, trust, partnership, public or private association or corporations.

“Service Building” - a building housing separate toilet and bathing facilities for men and women and which may also have laundry facilities and a slop-water closet and such other facilities as may be required by this ordinance and which shall be apart from the facilities within the individual mobile home.

“Sewer Connections” - 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” - that portion of the sewer lateral which extended vertically to the ground elevation and terminates at each mobile home space.

“Skirting” - skirting for mobile homes shall be constructed of a non-flammable, rigid, permanent, manufactured material, and shall be so installed to completely enclose the area between the mobile home and the ground and shall be installed to enhance the appearance of the mobile home.

“Water Connection” - all pipes, fittings and appurtenances from the water riser pipe to the water inlet pipe of the distribution system within the mobile home.

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“Water Riser Pipe” - that portion of the water supply system serving the mobile home park which extends vertically to the ground elevation and terminates at a designated point at each mobile home space or stand.

Section 13-3 APPLICATION OF REGULATIONS AND ENFORCEMENT.

Subsections

- 13-3-1 **Conformity of Mobile Homes, Buildings, Land and Open Space**
- 13-3-2 **Building Inspector to Enforce**
- 13-3-3 **Licensing**
- 13-3-4 **Building Permit Required**
- 13-3-5 **Limitation**
- 13-3-6 **Violation and Penalty**

Section 13-3-1 CONFORMITY OF MOBILE HOMES, BUILDINGS, LAND AND OPEN SPACE.

Except as provided in this title:

The City Building Inspectors and other administrative officials of the City of Wellington shall not issue any permit for a mobile home or recreational vehicle port until proof of full compliance with all the provisions of the ordinance.

Section 13-3-2 BUILDING INSPECTOR TO ENFORCE.

Until otherwise provided by the City Council through resolution or ordinance, the Building Inspector of Wellington City shall be vested with the duty of enforcing the Mobile Home Ordinance of Wellington City and in performance of such duty he shall be empowered and directed:

1. To refuse to issue any permit to occupy any building or structure which does not conform to the mobile home ordinance.
2. To ascertain that all mobile homes are in compliance with subdivision ordinances and building restrictions.
3. To institute any appropriate action or proceeding in any case where mobile homes are moved into a zone.

Section 13-3-3 LICENSING.

All departments, official and public employees of Wellington City which are vested with the duty or authority to issue permits or licenses shall conform to the provisions of this title and shall not issue any

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permits or licenses for uses, buildings or purposes where the same would be in conflict with the provisions of this title shall be null and void.

Section 13-3-4 BUILDING PERMIT REQUIRED.

1. It shall be unlawful for any person whether acting as owner, occupant, contractor or otherwise, to erect, construct, reconstruct or alter, or change the use on any mobile home within Wellington City contrary to any provisions of this title, or without first obtaining a building permit from the Building Inspector.
2. It shall also be unlawful for any person whether acting as owner, occupier, or contractor to install any blacktopping or other hard surfacing material other than walkways, ornamental landscaping features, or for the minor repair of existing legal hard surfaced areas, on any property without first obtaining a permit from the Building Inspector or City Engineer's office.

Section 13-3-5 LIMITATION.

Any mobile home park or subdivision in existence on the effective date of this ordinance, as to that portion then in existence, shall, within five (5) years of receipt of notice of noncompliance with this ordinance, be brought into compliance with the terms and requirements:

1. Install 6' sight obscuring fence around the mobile home park or subdivision.
2. Provide minimum area of 4000 sq. feet for each mobile home space and a minimum width of 45 ft. for each mobile home space.
3. Provide a minimum distance of 16 ft. between each mobile home.
4. Provided graded gravel roadways in the mobile home park or subdivision.
5. Provide evidence that all sewer and water connections meet current city standards.
6. Require skirting on all trailers within the mobile home park or subdivision.

Section 13-3-6 VIOLATION AND PENALTY.

Any person, firm or corporation whether acting as owner or occupant

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of the premises involved, or contractor, or otherwise, who violates or refuses to comply with any of the provisions of this title, shall be guilty of a misdemeanor and, upon conviction shall be punished by a fine in any sum not exceeding two hundred and ninety-nine dollars (\$299), or by imprisonment in the county jail for a period not longer than six (6) months, or by both such fine and imprisonment. In imposing the fine, the court may, in default of the payment of the fine enter as part of the judgment that the violator may be imprisoned in the county jail for a period of not exceeding six (6) months. A separate offense shall be deemed to be committed on each day an offense occurs or continues.

Section 13-4 PROCEDURE FOR REVIEW OF MOBILE HOME SUBDIVISION APPLICATION.

Applications for mobile home subdivisions shall be submitted to the Planning and Zoning Commission for review in accordance with the procedure and standards specified in the "Subdivision Regulations of Wellington City," as existing or hereafter amended and shall adhere to the following requirements:

1. Concept approval (Planning and Zoning Commission)
2. Conditional Use Permit (City Council - where applicable)
3. Preliminary Approval (Planning and Zoning Commission)
4. Final approval (Planning and Zoning Commission)
5. Final Approval (City Council)

Section 13-5 PROCEDURE FOR REVIEW OF MOBILE HOME PARK PERMIT APPLICATION.

A conditional use permit, as specified in the Zoning Ordinance of Wellington, Utah, as existing or hereafter amended, shall be obtained for any mobile home park within the Wellington City limits. Applications for mobile home parks shall be submitted to the Planning Commission for review in accordance with the standards of Chapter 14 and shall follow the below listed procedure:

1. Concept Approval (Planning and Zoning Commission)
2. Conditional Use Permit (City Council - where applicable)
3. Preliminary Approval (Planning and Zoning Commission)
4. Final Approval (Planning and Zoning Commission)
5. Final Approval (City Council)

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Section 13-6 GENERAL IMPROVEMENT REQUIREMENTS.

Subsections

- 13-6-1 Application of Other Regulations
- 13-6-2 Fencing
- 13-6-3 Park Plan
- 13-6-4 Water Supply
- 13-6-5 Sewage and Refuse Disposal
- 13-6-6 Sanitation Facilities
- 13-6-7 Service Buildings
- 13-6-8 Refuse Handling
- 13-6-9 Service and Other Buildings
- 13-6-10 Insect and Rodent Control
- 13-6-11 Fuel Supply and Storage
- 13-6-12 Fire Protection

Section 13-6-1 APPLICATION OF OTHER REGULATIONS.

Unless otherwise superseded by provisions of this title, all requirements for subdivisions as specified in the "Subdivision Regulations of "Wellington City" will apply to all mobile home subdivisions and parks.

Section 13-6-2 FENCING.

Where any boundary of a mobile home park or subdivision directly abuts property which is improved with a permanent residential building or directly abuts unimproved property which may, under existing laws and regulations, be used for permanent residential construction or abuts any street, a six (6) foot high solid visual barrier fence or wall properly related to surrounding topography and the character of the surrounding development shall be provided along such boundary.

Where any mobile home park boundary is adjacent to a public street the fence or wall shall be set back from the street right-of-way a minimum of ten (10) feet. This ground between the fence or wall and the street right-of-way line shall be landscaped and permanently maintained.

Section 13-6-3 PARK PLAN.

Mobile home parks shall conform to the plan as submitted and approved by the respective governing agencies and to the following requirements:

1. The minimum permissible area for the construction of any mobile home park shall be five (5) acres.
2. The park shall be located on a well drained site, properly

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- graded to ensure rapid drainage and free from stagnant pools of water.
3. Each park shall provide mobile home spaces, clearly defined or delineated, which shall have a minimum area of 4000 square feet, exclusive of streets and sidewalks, and a width of not less than 45 feet.
 4. Mobile homes shall be so located on each space as to permit a sixteen (16) foot clearance between the mobile homes.
 - a. Carport covers and patio covers may extend to within three (3) feet of side lot lines of the individual mobile home spaces. Carport covers shall be made of a non-flammable material.
 - b. No mobile home shall be located closer than sixteen (16) feet to any building within the park or to any property line of the park which does not abut upon a public street or highway.
 5. The street system shall provide convenient circulation by means of streets properly located with respect to the access streets. Closed ends of dead-end streets shall be provided with adequate paved vehicular turning or backing space. A turning circle shall be at least eighty (80) feet in diameter.
 6. Walkways may be provided from mobile home spaces to service buildings and shall be constructed of concrete not less than two (2) feet wide.
 7. All streets and walkways shall be hard-surfaced and adequately lighted, subject to approval of the Planning and Zoning Commission.
 8. Each park may provide service buildings to house such toilet, bathing and other sanitation facilities as are required by this Chapter.
 9. Electrical service shall comply with the provisions of the current adopted electrical code.
 10. The operator of said mobile home park is hereby charged with the responsibility of making all connections from said mobile home to sewer, water, gas, electric or any other utility services governed by these regulations and he shall do so in full conformity with the building code, the plumbing code, the

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electrical code and health codes.

11. Two (2) parking spaces shall be provided on each mobile home space and each mobile home park shall provide an automobile parking area for the use of guests. Parking spaces shall be hard surfaced with concrete, asphalt, or a similar material. One (1) such space shall be provided for every five (5) lots or fraction of five (5) lots within the park. Each space shall be ten (10) feet by twenty (20) feet in size and shall contain such additional area as is necessary to afford adequate ingress and egress.
12. Mobile home pads shall be no smaller than ten (10) by fifty (50) feet in size and shall be constructed with a minimum thickness of six inch (6") gravel base course and four inch (4") thick concrete.
13. Not less than five (5) percent of the gross site area shall be devoted to recreational facilities. Individual recreational areas shall not be less than 2500 square feet in size.
14. The occupied area of each mobile home space shall not exceed seventy-five (75) percent of the total area of the lot. Area shall be deemed occupied when covered or occupied by a trailer coach, cabana, vehicle, awning closet, cupboard or other structure of any kind. Unoccupied area shall be adequately landscaped and maintained.
15. Each mobile home space shall provide the tenant storage area convenient to its entrance which shall contain 120 cubic of area.
16. Each mobile home shall be provided with a patio area containing a minimum of 100 square feet of space; such patio shall be constructed in accordance with the International Building Code which is currently effective and in use by the City.
17. Bulk storage area equivalent to 200 square feet per mobile home space may be provided and the area so designated shall be asphalted and fenced in such a manner as to screen the compound from surrounding mobile home spaces.
18. All mobile homes within the park shall be skirted within 30 days of installation and each home shall be firmly anchored to prevent sway and/or give or play and shall be adequately supported.

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Section 13-6-4 WATER SUPPLY.

1. An adequate supply of hot water for bathing, washing and cleaning facilities shall be provided in the service buildings at all times. An adequate supply of such water shall be considered to be at least twenty (20) pounds of water pressure per square inch (psi) on a one-half (1/2) inch line.
2. GENERAL REQUIREMENTS. An accessible, adequate, safe, potable supply of water shall be provided in each mobile home park. Where a public supply of water is 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 Carbon County Board of Health.

Section 13-6-5 SEWAGE AND REFUSE DISPOSAL.

1. Adequate and safe sewage 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.
2. 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 park water supply system at a safe distance. Sewers shall be at a grade which will ensure a velocity of two (2) feet per second when flowing full. All sewer lines shall be constructed of materials approved by the Board of Health, shall be adequately vented and shall have water-tight joints.
3. Waste from showers, bathtubs, flush toilets, urinals, lavatories and slop sinks in service and other buildings shall be discharged into a public sewer system or into a private sewer and disposal plan or septic tank system, provided that the method of disposal meets the approval of the County Board of Health.
4. Each mobile home space shall be equipped with a sewer connection having a minimum size of three (3) inches, protected by a concrete collar at least three (3) inches deep and extending twelve (12) inches from the connection in all directions. The sewer connection shall be provided with suitable fittings to permit a water tight junction to be made with the mobile home outlet. All sewer lines shall conform to the plumbing code.

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5. Manholes shall be provided at every change in direction, at every major junction of two (2) or more branch sewers and at intervals of not more than 400 feet. Clean outs extending to grade may be used instead of manholes on four (4) and six (6) inch lines and shall be provided wherever a manhole would otherwise be necessary and at intervals of not more than one hundred (100) feet. All clean outs shall be capped with clean out plugs.

Section 13-6-6 SANITATION FACILITIES.

Sanitation shall be provided as follows:

1. Mobile home parks constructed and operated exclusively for dependent mobile homes shall require one (1) shower and one (1) lavatory for males and one (1) toilet, (1) one shower and one (1) lavatory for females for each eight (8) dependent mobile home lots.
2. In mobile home parks constructed and operated exclusively for independent mobile homes, the licensee, owner or lessee shall be required to install toilets, showers and lavatories for both sexes in sufficient number with each building, service center, recreation area or amusement facility to adequately care for the needs and requirements of those people whom it is contemplated will make use of said facility.
3. No toilet facility for a dependent mobile home shall be further than 200 feet from the dependent mobile home lot.
4. Toilets shall be for the exclusive use of the occupants of the mobile home park.
5. No toilet compartment in any building shall be less than thirty (30) inches wide.
6. Toilets and other sanitation facilities for males and females shall be in separate buildings or separated, if in the same building, and a soundproof wall. Facilities for males and females shall be distinctly marked to denote the sex for which it is intended.

Section 13-6-7 SERVICE BUILDINGS.

Service buildings housing sanitation facilities shall be permanent structures complying with all applicable ordinances and statutes regulating building, electrical installations and plumbing and sanitation systems; and shall be located not more than 200 feet from any dependent mobile home. The building shall be well lighted at all

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times, ventilated with screened openings, constructed of such moisture proof material, which may be painted woodwork, as shall permit repeated cleaning and washing and shall be maintained at a temperature of at least sixty-eight (68) degrees Fahrenheit during the period from October 1 to May 1. Floors of service buildings shall be constructed of material impervious to water. All service buildings and grounds of the park shall be maintained in a clean, sightly condition and kept free from any condition menacing to the health of occupants or the public or constituting a nuisance.

Section 13-6-8 REFUSE HANDLING.

1. The storage, collection and disposal of refuse in the mobile home park shall be so conducted as to create no health hazards, rodents harborage, insect breeding areas, accident or fire hazards or air pollution.
2. All refuse shall be stored in fly-tight, water-tight, rodent-proof containers, which shall be located not more than one hundred and fifty (150) feet from any mobile home lot. Containers shall be provided in sufficient number and capacity to properly store all refuse.
3. Refuse collection stands shall be provided for all refuse containers. Such containers stands shall be so designed as to prevent containers from being tipped, to minimize spillage and container deterioration and to facilitate cleaning around them.
4. All refuse containing garbage shall be collected at least once weekly. Where suitable collection service is not available by private agencies, the mobile home park operator shall provide the service. All refuse shall be collected and transported in covered vehicles or covered containers.
5. Where municipal or private disposal service is not available, the mobile home park operator shall dispose of the refuse in a manner pursuant to approval in accordance with state and local laws.

Section 13-6-9 SERVICE AND OTHER BUILDINGS.

1. GENERAL. The requirements of this section shall apply to service buildings, recreation buildings and other community service facilities such as:
 - a. Management offices, repair shops and storage areas.
 - b. Sanitary facilities.

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- c. Laundry facilities.
- d. Indoor recreation areas.
- e. Commercial uses supplying essential goods or services for the exclusive use of park occupants.

2. STRUCTURAL REQUIREMENTS FOR BUILDINGS:

- a. All portions of the structure shall be properly protected from damage by ordinary uses and by decay, corrosion, termites and other destructive elements. Exterior portions shall be of materials and be so constructed and protected as to prevent entrance or penetration of moisture and weather.
- b. All rooms containing sanitary or laundry facilities shall:
 - i. Have sound resistant walls extending to the ceiling between male and female sanitary facilities. Walls and partitions around showers, bathtubs, lavatories and other plumbing fixtures shall be constructed of dense, nonabsorbent, waterproof material or covered with moisture resistant material.
 - ii. Have at least one window or skylight facing directly to the outdoors. The minimum aggregate glass area of windows for each required room shall be not less than ten (10) percent of the floor area served by them.
 - iii. Have at least one (1) window which can be easily opened or a mechanical device which will adequately ventilate the room.
- c. Toilets shall be located in separate compartments equipped with self-closing doors. Shower stalls shall be of the individual type. The rooms shall be screened to prevent direct view of the interior when the exterior doors are open.
- d. Illumination levels shall be maintained as follows:
 - i. General seeing tasks - ten (10) foot candles.
 - ii. Laundry room work area – forty (40) foot

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- candles.
 - iii. Toilet room, in front of mirrors – forty (40) foot candles.
 - e. Hot and cold water shall be furnished to every lavatory, sink bathtub, shower and laundry fixture, and cold water shall be furnished to every water closet and urinal.
3. Cooking shelters, barbecue pits, fireplaces, and stoves shall be so located, constructed, maintained and used as to minimize fire hazards and smoke nuisance both of the property on which it is used and on neighboring property. No open fire shall be permitted except in facilities provided. No open fire shall be left unattended. No fuel shall be used and no material burned which emits dense smoke or objectionable odors.

Section 13-6-10 INSECT AND RODENT CONTROL.

1. Grounds, buildings and structures shall be maintained free of insect and rodent harborage and infestation. Extermination methods and other measures to control insects and rodents shall conform with the requirements of the Director of Health.
2. Parks shall be maintained free of accumulations of debris which may provide rodent harborage or breeding places for flies, mosquitoes and other pests.
3. Storage areas shall be so maintained as to prevent rodent harborage; lumber, pipe and other building material shall be stored at least one foot above the ground.
4. Where the potential for insect and rodent infestation exists, all exterior openings in or beneath any structure shall be appropriately screened with wire mesh or other suitable materials.
5. The growth of brush, weeds and grass shall be controlled to prevent harborage of ticks, chiggers and other noxious insects. Parks 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.

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Section 13-6-11 FUEL SUPPLY AND STORAGE.

1. NATURAL GAS SYSTEM:
 - a. Natural gas piping systems shall be installed and maintained in accordance with applicable codes and regulations governing such systems.
 - b. Each mobile home lot provided with piped gas shall have an approved manual shutoff valve installed upstream of the gas outlet. The outlet shall be equipped with an approved cap to prevent accidental discharge of gas when the outlet is not in use.
2. FUEL OIL SUPPLY SYSTEMS:
 - a. All fuel oil supply systems shall be installed and maintained in accordance with applicable codes and regulations governing such systems.
 - b. All piping from outside fuel storage tanks or cylinders to mobile homes shall be permanently installed and securely fastened in place.
 - c. 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.
 - d. Storage tanks located in areas subject to traffic shall be protected against physical damage.

Section 13-6-12 FIRE PROTECTION.

1. The mobile home area shall be subject to the rules and regulations as set up by the Fire Prevention Council and of the Wellington Fire Chief.
2. Mobile Home parks shall be kept free of litter, rubbish and other flammable materials.
3. Portable fire extinguishers of a type approved by the Fire Chief or his authorized representative shall be kept in service buildings and at all other locations designated by the Fire Chief and shall be maintained in good operating condition.
4. Fires shall be made only in stoves and other equipment intended for such purposes.

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5. Fire hydrants shall be installed in accordance with the plans and in accordance with the requirements of the City Fire Chief under city ordinances.
6. Fire hydrants shall be located within 500 feet of any mobile home, service building or other structure in the park.

Section 13-7 PARK MANAGEMENT.

Park Management shall have the responsibilities set forth as follows:

1. The person to whom a license for a mobile home park is issued shall operate the park in compliance with this ordinance and regulations issued hereunder 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 ordinance and inform them of their duties and responsibilities under this ordinance and regulations issued hereunder.
3. The park management shall maintain a register containing the names of all park occupants. Such register shall be available to any authorized person inspecting the park.
4. The park management shall notify the Director of Health immediately of any suspected communicable or contagious disease within the park.

Section 13-8 PARK OCCUPANTS.

1. The park occupant shall comply with all applicable requirements of this ordinance and the regulations issued hereunder and shall maintain his 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 mobile home on its mobile home space and proper installation of all utility connections in accordance with the instructions of the park management.
3. No owner or person in charge of a dog, cat or other pet animal shall permit it to run at large or to commit any nuisance within the limits of any mobile home lot.