

Chapter 58, Dothan Code of Ordinances

Mobile Homes



ARTICLE I. IN GENERAL

Sec. 58-1. Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Mobile home means as defined in Code of Ala. 1975, § 24-5-2.

Mobile home lot means a parcel of land designed for the exclusive use of the occupants of a single mobile home.

Mobile home park means a parcel of land which has been planned and improved for the placement of mobile homes for nontransient use.

Permit means written authorization issued by the building official with the approval of the health officer, permitting the mobile home park to operate under this article.

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

(Code 1977, § 12-1)

Cross references: Definitions generally, § 1-2.

Sec. 58-2. Compliance with building code.

Mobile homes placed on a single lot or in a mobile home park shall comply with the building code. The building code provides that if the mobile home does not bear a seal of an independent testing laboratory approved by the governmental jurisdiction wherein the unit is placed it is subject to inspection in the same manner as other structures.

(Code 1977, § 12-3(f))

Sec. 58-3. Application of chapter to recreational vehicles.

The provisions of this chapter do not apply to recreational vehicles. Within the mobile home park, recreational vehicles shall be parked in a designated area separate from mobile homes.

(Code 1977, § 12-3(g))

Sec. 58-4. Parking on a private lot.

(a) It shall be unlawful for any mobile home to be parked within the city for any purpose at a site other than a mobile home park complying with the provisions of this chapter, without a special exception granted by the board of zoning adjustment. Applicant will furnish the names and mailing address of all property owners within 300 feet, provided this section does not apply to mobile homes parked in a mobile home sales lot, where one mobile home may be used as an office and one mobile home used for a night watchman.

(b) The temporary parking of mobile homes may be allowed by the building official for office use in any district during the period of construction activity.

(c) After a special exception has been granted by the board of zoning adjustment, the building official will issue a permit in accordance with the special exception for which there will be no charge.

(d) Any mobile home parked for any purpose on a single lot prior to the effective date of the ordinance from which this chapter is derived shall be legally nonconforming until such time as the mobile home is moved. Thereafter, it must be in compliance with this chapter.

(Code 1977, § 12-16)

Sec. 58-5. Screening of undercarriages.

(a) The undercarriage of any mobile home parked outside a mobile home park or mobile home subdivision, other than mobile homes parked for display on a mobile home sales lot, shall be screened with a material manufactured for that purpose, unless the mobile home has been placed on a permanent foundation which conceals the undercarriage. This requirement shall not apply to mobile homes used for residential purposes and for which special exceptions were approved prior to the effective date of the ordinance from which this section is derived.

(b) In mobile home sales lots, temporary screening shall be provided for the undercarriage of any mobile home parked for display along any public right-of-way.

(Code 1977, § 12-18)

Secs. 58-6--58-35. Reserved.

ARTICLE II. MOBILE HOME PARKS

Sec. 58-36. Inspection.

(a) The health officer and/or building official are hereby authorized and directed to make inspections to determine the condition of mobile home parks located within the city in order that the health and safety of occupants of mobile home parks and of the general public may be safeguarded.

(b) The health officer and/or building official shall have the power to enter at a reasonable time upon any private or public property for the purpose of inspecting and investigating conditions relating to the enforcement of this article.

(c) It shall be the duty of every occupant of a mobile home park to give the owner thereof or his agent or 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 article or with any lawful order issued pursuant to the provisions of this article.

(Code 1977, § 12-2)

Sec. 58-37. Park permits, application and plans; mobile home construction.

(a) It shall be unlawful for any person to construct, maintain or operate any mobile home park within the city unless he holds a valid permit issued by the building official, upon approval of the planning commission, in the name of such person for the specific mobile home park. All applications for permits shall be made to the building official, who shall issue a permit upon compliance by the applicant with the provisions of this article 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 nontransferable.

(b) No person shall construct or alter a mobile home park in the city unless the plans and specifications for such park have been submitted and approved by the planning commission, the city engineer and the county health department.

(c) 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 plan.

- (3) A complete plan of the mobile home park, showing compliance with all applicable provisions of this article.
 - (4) Such further information as may be requested by the building official and health officer to enable them to determine that the proposed mobile home park will comply with legal requirements.
 - (d) Permits will automatically be renewed each year, provided that management has met all requirements set forth under this chapter.
 - (e) A complete plan for the purpose of obtaining a permit to be issued by the building official with the approval of the health officer and the planning commission shall show:
 - (1) The area and dimensions of the tract of land.
 - (2) The number, location and size of all mobile home lots.
 - (3) The location of service buildings and other improvements constructed or to be constructed within the mobile home park.
 - (4) The location of recreational vehicles and other transient parking spaces.
- (Code 1977, § 12-3(a)--(e))

Sec. 58-38. Environmental, open space and access requirements.

- (a) *Site location.* The location of mobile home parks shall comply with the following minimum requirements:
 - (1) Free from adverse influence by swamps, marshes, garbage or rubbish disposal areas, or other potential breeding places for insects or rodents.
 - (2) Not subject to any source of pollution, such as drainage from garbage disposal areas.
 - (3) Comply with chapter 42.
- (b) *Site drainage requirements.* Site drainage requirements are as follows:
 - (1) The ground surface in all parts of every park shall be graded and equipped to drain all surface water in a safe and efficient manner.
 - (2) 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.
- (c) *Soil and ground cover requirements.* Park grounds except paved areas shall be maintained with vegetation or other natural cover that is capable of preventing soil erosion and the emanation of dust during dry weather.
- (d) *Vehicle location.* Except as prescribed in this chapter, no person shall park a mobile home on lots where it conflicts with the zoning ordinance. Mobile homes now parked are declared nonconforming and shall be governed by the provisions of the zoning ordinance. Special exceptions in force at the time of adoption of the ordinance from which this chapter is derived shall continue in force for the duration of the period of time granted. Vehicles illegally parked shall comply with the provisions of this chapter within one year from the effective date of the ordinance from which this chapter is derived.
- (e) *Minimum park area; lot coverage; separation between homes; foundations.* Minimum park area, lot coverage, separation between homes and foundation requirements are as follows:
 - (1) Each park shall have an overall area to devote to park purposes of not less than three acres. Parks legally in existence on the effective date of the ordinance from which this chapter is derived shall be exempted from complying with this subsection.
 - (2) Placement of homes, lot coverage and separation between homes shall comply with the applicable standards established for mobile home parks in the zoning ordinance.
 - (3) Each mobile home shall be placed on a foundation, except transient homes. The foundation may consist of piers at least eight inches thick and spaced no more than 120 inches on center under framework. The piers may be of concrete or concrete block.

(f) *Required setback in parks.* 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.

(g) *Park street system.* The street system requirements for mobile home parks are as follows:

(1) 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 article, all streets or roads providing such vehicular access shall be referred to as the "park street system."

(2) All mobile home spaces shall abut upon an interior driveway. All interior driveways shall be no less than 20 feet in width and have unobstructed access to a public street or highway. They shall be adequately maintained and lighted by the owner of the mobile home park.

(3) In mobile home parks where parking is permitted on interior drives, such drives shall be in excess of 20 feet, sufficient to allow for parking cars.

(h) *Street construction and design standards.* Street construction and design standards for mobile home parks are as follows:

(1) All streets shall be paved and shall be maintained free of holes and other hazards.

(2) Grades of all streets shall be sufficient to ensure adequate surface drainage.

(i) *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 so located as to provide convenient access to mobile home spaces.

(j) *Pedestrian access.* All parks shall provide safe, convenient, all-season pedestrian access between individual mobile homes, and community facilities provided for park residents.

(k) *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.

(l) *Existing parks.* Licensed parks with mobile home spaces in existence on the effective date of the ordinance from which this chapter is derived may not be expanded or renovated unless such expansion or renovation meets the standards imposed by this article. Waiver of these provisions may be granted by the planning commission.

(Code 1977, § 12-4)

Sec. 58-39. Service buildings and other community service facilities.

(a) The space separation requirements of this article shall apply to accessory structures and community service facilities in all parks which are required for park management and for the servicing and well-being of park residents. Such accessory structures may include, but are not limited to, service buildings or other community structures containing one or more of the following uses:

(1) Park management offices, repair shops and storage.

(2) Community sanitary facilities.

(3) Community laundry facilities.

(4) Indoor community recreation areas.

(5) Commercial uses supplying essential goods or services primarily for the use of park residents.

(b) All mobile structures used as accessory service or community facilities must meet the standards set by the building code.

(Code 1977, § 12-5)

Sec. 58-40. Water supply requirements.

Every park 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, where city water is available), drinking fountains and other accessory facilities. The park water system shall be designed, constructed, maintained and operated in accordance with state and local laws and shall conform with the regulations of the authorities having jurisdiction. As determined by the water and electric superintendent, the water system shall be connected to the city water system.

(Code 1977, § 12-6)

Sec. 58-41. Sewage disposal requirements.

Every park shall have a sewer disposal 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. If available, the system will be connected to the city sewer system. Provisions shall be made for sealing the sewage connection inlet when a mobile home does not occupy the lot.

(Code 1977, § 12-7)

Sec. 58-42. Refuse disposal.

(a) 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.

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

(c) All refuse shall be collected by city forces where available.

(d) Where municipal or private disposal service is not available, the mobile home park operator shall ensure the disposal of the refuse by arranging transportation to an approved disposal site.

(Code 1977, § 12-8)

Cross references: Solid waste, ch. 82.

Sec. 58-43. Insect and rodent control.

(a) 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.

(b) Parks shall be maintained free of accumulations of debris which may provide rodent harborage or breeding places for flies, mosquitoes and other pests.

(c) Storage areas shall be so maintained as to prevent rodent harborage. Lumber, pipe and other building material shall be stored at least 18 inches above the ground.

(d) 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.

(Code 1977, § 12-9)

Sec. 58-44. Electrical distribution system 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.

(Code 1977, § 12-10)

Sec. 58-45. Fuel supply and storage.

(a) *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.

(b) *Liquefied petroleum gas systems.* Liquefied 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.

(c) *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.

(Code 1977, § 12-11)

Sec. 58-46. Fire protection.

The mobile home park area shall be subject to the rules and regulations of the fire department.

(Code 1977, § 12-12)

Sec. 58-47. Plumbing and electrical alterations and additions.

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

(Code 1977, § 12-13)

Sec. 58-48. Registration of occupants.

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 as provided by state law.

(Code 1977, § 12-14)

Sec. 58-49. Compliance with regulations; supervision of park.

The person to whom a permit for a mobile home park is issued shall at all times operate the park in compliance with this article 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.

(Code 1977, § 12-15)

Sec. 58-50. Most restrictive provision governs.

Whenever the regulations of this article 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 ordinance, the regulations and requirements of this article shall govern.

(Code 1977, § 12-17)