

CHAPTER 146

MANUFACTURED AND MOBILE HOMES

146.01 Definitions

146.02 Location of Mobile Homes

146.03 Permanent Occupancy

146.04 Permanent Additions or Attachments

146.05 Limitation on Length of Stay

146.06 Special Permits

146.07 Emergency and Temporary Parking

146.08 Restriction of Location for Manufactured
and Mobile Homes

146.01 DEFINITIONS. For use in this chapter the following terms are defined:

1. “Manufactured home” (modular home) means a factory built structure, which is manufactured or constructed under the authority of 42 U.S.C. Sec. 5403 and is 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 moved other than for the purpose of moving to a permanent site, and which does not have permanently attached to its body or frame any wheels or axles.

(Code of Iowa, Sec. 414.28)

2. “Mobile home” or “house trailer” 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 also includes any such vehicle with motive power not registered as a motor vehicle in Iowa.

(Code of Iowa, Sec. 435.1[1])

3. “Mobile home park” or “trailer camp” means any site, lot, field or tract of land upon which two (2) or more occupied mobile homes are harbored, either free of charge or for revenue purposes, and includes 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 any individual, educational institution or company on such entity’s own premises and used exclusively to house said entity’s own labor or students. The mobile home park shall meet the requirements of any zoning regulations that are in effect.

(Code of Iowa, Sec. 435.1[2])

146.02 LOCATION OF MOBILE HOMES. It is unlawful for any person to park or place any mobile home on the streets, alleys or highways, any public place, or on any private land within the City, except as is provided by State law and this chapter. This section does not apply to:

1. Mobile Home Parks. Mobile homes parked or placed within mobile home parks.
2. Dealer's Stock. Mobile homes parked upon private property as part of a dealer's or a manufacturer's stock not used as a place for human habitation.
3. Manufactured Homes. Manufactured homes, or mobile homes meeting the manufacturing requirements of the State Building Code and which are converted to real property in accordance with Section 435.26 of the Code of Iowa, providing that the location of such manufactured home or mobile home meets all other requirements imposed by this Code of Ordinances.

146.03 PERMANENT OCCUPANCY. Mobile homes shall not be used as a permanent dwelling place or for indefinite periods of time, provided that any mobile home connected with the City's sewer and water system may be permitted, on premises other than a mobile home park, on a permanent basis, if the mobile home meets with all the requirements of the building, plumbing, health, sanitary, electrical and zoning ordinances of the City.

146.04 PERMANENT ADDITIONS OR ATTACHMENTS. No permanent additions or attachments of any kind shall be built onto or become a part of any mobile home, nor shall any mobile home be attached to the ground by means of posts, piers or foundations. However, if sixty percent (60%) of the residents within a three hundred (300) foot radius agree and consent to the installation of permanent additions or attachments by filing such agreement and consent in writing with the Clerk, then the Council may issue a special permit for the installation of such a mobile home.

146.05 LIMITATION ON LENGTH OF STAY. Thirty (30) days is the maximum period of time any person may occupy a mobile home in any twelve-month period within the City, except as provided in Section 146.02 of this chapter, and except upon showing proof that a housing shortage exists in the community, in which case an additional thirty-day period may be granted. The limitations imposed in this section shall not apply to the operator of the mobile home park or employees.

146.06 SPECIAL PERMITS. The Council, after reviewing the application of a mobile home owner, may issue special permits allowing the location of

mobile homes outside mobile home parks for a period of time not exceeding three (3) months. Not more than one (1) mobile home shall be permitted to locate on the same premises outside of mobile home parks.

146.07 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 twenty (20) hours shall not constitute a violation of Section 146.02, but such parking shall be subject to any prohibitions or regulations contained in other ordinances of the City.

146.08 RESTRICTION OF LOCATION FOR MANUFACTURED AND MOBILE HOMES. The construction and/or location of manufactured homes are only restricted outside the areas of the City known as Mobile Home Parks or Manufactured Home Communities. *(Ord. 844 – May 06 Supp.)*