

ORDINANCE NO. 1423

LEXINGTON, NEBRASKA.

AN ORDINANCE AMENDING THE TIME TO ACCOMPLISH STREET IMPROVEMENTS IN A MOBILE HOME PARK; AMENDING SECTION 25-11; REPEALING ALL OTHER SECTIONS OR PARTS OF SECTIONS IN CONFLICT HEREWITH; AND PROVIDING FOR PUBLICATION IN PAMPHLET FORM.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF LEXINGTON, DAWSON COUNTY, NEBRASKA:

Section 1. Section 25-11 of the Code is hereby amended to read as follows:

Sec. 25-11. Minimum standards.

(a) Minimum park size. No mobile home park shall have a site smaller than will accommodate thirty mobile homes, or comprising less than five acres.

(b) Minimum space size. Each mobile home space shall have dimensions of at least forty-five feet in width and ninety feet in depth or an area of four thousand fifty square feet.

(c) Mobile home stands. The area of the mobile home stand will be improved to provide adequate support for the placement and tie-down of the mobile home, thereby securing the superstructure against uplift, sliding, rotation and overturning by using one of the following methods:

(1) The mobile home stand shall not heave, shift or settle unevenly under the weight of the mobile home due to frost action, inadequate drainage, vibration or other forces acting on the structure.

(2) The mobile home stand will be provided with anchors and tie-downs such as cast-in-place concrete "Dead men," eyelets imbedded in concrete foundations or runways, screw augers, arrowhead anchors or other devices securing the stability of the mobile home.

(3) Anchors and tie-downs will be placed at least at each corner of the mobile home stand and each shall be able to sustain a minimum tensile strength of two thousand eight hundred pounds.

The provisions of this section shall be applicable to all mobile homes and modular homes, located in the city or in the zoning jurisdiction. Unless premanently attached, all such vehicles will be tied down using such mobile home stands within forty-eight hours after arrival in the zoning jurisdiction of the city.

← (d) Mobile home skirts. Skirting of mobile homes with approved materials is required within thirty days after placement of mobile home. Areas enclosed by such skirting shall be maintained so as not to provide a harborage for rodents, or create a fire hazard.

Provision of this section shall be applicable to all mobile homes and modular homes located in the city or in the zoning jurisdiction of the city.

← (e) Drives and streets.

(1) All public streets within the park shall be improved to city standards for residential streets. All private drives shall be not less than twenty-two feet in width and be surfaced with at least six inches of Portland cement concrete or six inches of compacted stone base with two inches of hot mix bituminous concrete as the surface course.

(2) Street improvements shall be accomplished within 24 months after establishment of the mobile home park.

(3) Pavement edges shall be protected to prevent ravelling of the wearing surface and shifting of the pavement base. Street surfaces shall be maintained free of cracks, holes and other hazards.

(4) Grades of all streets shall be sufficient to insure adequate surface drainage.

(5) Within one hundred feet of an intersection, streets shall be at approximately right angles. A distance of at least one hundred fifty feet shall be maintained between center lines of offset intersecting streets. Intersections of more than two streets at one point shall be avoided.

(f) Park entrances. Entrances to mobile home parks shall be designed to minimize congestion and hazards and allow free movement of traffic on adjacent streets. No parking shall be permitted on the park entrance street. One entrance is required for each twenty-five mobile homes.

(g) Parking. At least two parking spaces for each mobile home shall be provided within sixty feet of the mobile home. Such parking spaces shall be off the public street or private drive, and each shall be not less than nine feet by twenty feet in size, and shall be surfaced to at least the standard set out above for drives.

(h) Illumination of street system. All parks shall be furnished with lighting units so spaced and equipped with luminaries placed at such mounting heights as will provide the following average maintained levels of illumination for the safe movement of pedestrians and vehicles at night:

(1) All parts of the park street system: 0.6 footcandle.

(2) Potentially hazardous locations, such as major street intersections and steps or stepped ramps: Individually illuminated, with a minimum of 0.3 footcandle.

(3) The available light from existing city street lights may be used in the footcandle computations.

(i) Walks.

(1) General requirements: All parks shall be provided safe, convenient, all season pedestrian access of adequate width for intended use, durable and convenient to maintain, between individual mobile homes, the park streets and all community facilities provided for park residents. Sudden changes in alignment and gradient shall be avoided.

(2) Common walk system: A common walk system shall be provided and maintained between locations where pedestrian traffic is concentrated. Such common walks shall have a minimum width of four feet.

(3) Individual walks: All mobile home stands shall be connected to common walks, to paved streets, or to paved driveways or parking spaces connecting to a paved street. Such individual walks shall have a minimum width of four feet.

(j) Open space. Each mobile home shall be located on the mobile home space so that no part of one mobile home structure, including canopies, awnings, carports and other protrusions, is closer than twelve feet to another mobile home, or to the edge of the surface of a drive. No mobile home shall be located closer than twenty-five feet to the boundary line of the mobile home park or to a public street.

(k) Required recreation areas.

(1) Park and playground space shall be provided for occupants of the mobile home park on the basis of three hundred square feet for each space in the park. Playground space may be either attached to each space in the park or be separate and aside from the open space provided for each mobile home space. No play space will be placed closer than twelve feet to any mobile home or twenty-five feet to the edge of the surface of the drive. Play space attached to each mobile home space shall be three hundred square feet.

(2) Recreation areas shall be located so as to be free of traffic hazards.

(3) Playgrounds shall be equipped and maintained for the use of residents of the park. All playground equipment shall be of such construction, so as not to be less than the recommended standards as established by the National Recreation and Parks Association.

(4) Service buildings.

(1) Each mobile home park that permits dependent mobile homes shall be provided with at least one service building adequately equipped with flush type toilet fixtures and other sanitary facilities as required in this chapter. No service building shall contain less than one toilet for females, one toilet for males, one lavatory and shower for each sex and one laundry tray.

(2) All sanitary facilities required to be provided by this subsection shall be located in a service building.

(3) Every mobile home park that accommodates dependent mobile homes shall provide not less than the following facilities:

a. For not more than ten dependent mobile homes: One laundry tray, two water closets, one lavatory and one shower for females; one water closet, one urinal, one lavatory and one shower for males; and one slop-water closet consisting of at least one flush-type toilet bowl receptacle for emptying containers of human excreta with an adequate supply of hot and cold water for cleaning such containers, which shall be a separate room of a service building for a single direct opening to the outside.

b. For more than ten dependent mobile homes, the following additional fixtures shall be provided: One lavatory and one shower for each sex for every additional ten dependent mobile homes or fraction thereof; one water closet for females for every additional ten dependent mobile homes or fraction thereof; one water closet for males for every additional fifteen dependent mobile homes or fraction thereof; provided, that urinals may be substituted for not more than one-third of the additional water closets required under this subparagraph.

(4) Dependent mobile home spaces shall be not more than two hundred feet from a service building.

(5) Service buildings shall:

a. Be located fifteen feet or more from any mobile home space and where dependent mobile homes are accommodated not more than two hundred feet from a dependent mobile home space.

b. Be of permanent construction and be adequately lighted.

c. Be of moisture-resistant material to permit frequent washing and cleaning.

d. Have adequate heating facilities to maintain a temperature of seventy degrees Fahrenheit during cold weather and to supply adequate hot water during time of peak demands.

e. Have all rooms well ventilated with all openings effectively screened.

f. Provide separate compartments for each bathtub or shower and water closet and a sound resistant wall to separate male and female toilet facilities.

(6) Laundry facilities shall be provided in the ratio of two laundry units to every thirty mobile home spaces or portion thereof and shall be in a separate sound-proof room of a service building or in a separate building. A laundry unit shall consist of not less than one laundry tray, one clothes washing machine and one clothes dryer.

(m) Water supply.

(1) An accessible, adequate, safe and potable supply of water shall be provided in each mobile home park, capable of furnishing a minimum of two hundred fifty gallons per day per mobile home space. The development of an independent water supply to serve the mobile home park shall be made only after express approval has been granted by the board of health and the city engineer. Where a public supply of water of such quality is available, connection shall be made thereto and its supply shall be used exclusively.

(2) The water system of the mobile home park shall be connected by pipes to all buildings and all mobile home spaces.

(3) All water piping shall be constructed and maintained in accordance with state and local law; the water piping system shall not be connected with nonpotable or questionable water supplies and shall be protected against the hazards of backflow or back siphonage. All water supply and distribution shall be approved by the city engineer prior to construction.

(4) Where drinking fountains are provided for public use, they shall be of a type and in locations approved by the board of health.

(5) Individual water service connections, which are provided for direct use by mobile homes, shall be so constructed that they will not be damaged by the parking of such mobile homes. The mobile home park water system shall be adequate to provide at least twenty pounds per square inch of pressure at all mobile home connections.

(6) Where an independent or nonpublic water system is used to serve the mobile home park with water obtained from wells, the wells shall have been approved by the board of health, and shall have been drilled or driven. Springs or other sources of supply shall not be used unless approved by the board of health.

(7) Every well shall be located and constructed in such a manner that neither underground nor surface contamination will reach the water supply from any source. A minimum distance of one hundred fifty feet shall be maintained between the water supply and any cesspool. A minimum distance of one hundred feet shall be maintained between the water supply and any other possible source of contamination; except, that sewers or pipes through which sewage may back up shall be located at least fifty feet from any well or water-suction pipeline. Where such sewers or pipes are specifically constructed to provide adequate safeguards, and when specifically authorized by the board of health, such sewers or pipes (through which sewage may back up) may be closer than fifty feet, but not less than thirty feet from a wall.

(8) No well-casings, pumps, pumping machinery or suction pipes shall be located in any pit, room or space extending below ground level, nor in any room or space above ground which is walled in or otherwise enclosed, unless such rooms, whether above or below ground, have free drainage by gravity to the surface of the ground. The floor of rooms above ground shall be at least six inches above the ground's surface. All floors shall be watertight, and sloped from the pump pedestal to the drain. The pedestal shall be not less than twelve inches above the floor.

(9) Underground stop and waste cocks shall not be installed on any connection.

(n) Sewage disposal.

(1) All plumbing in the mobile home park shall comply with state and local plumbing laws and regulations.

(2) Each independent mobile home space shall be provided with at least a three-inch sewer connection. The sewer connection shall be provided with suitable fittings, so that watertight connection can be made between the mobile home drain and the sewer connection. Such individual mobile home connection shall be so constructed that they can be closed when not linked to a mobile home and shall be capped so as to prevent any escape of odors.

(3) Sewer lines shall be constructed in accordance with plans approved by the board of health and the city engineer. All sewer lines shall be adequately vented, and shall be laid with sufficient earth to prevent breakage from traffic.

(4) Where the sewer lines of the mobile home park are not connected to a public sewer, a method of sewage disposal approved by the board of health and in accordance with state law, shall be provided. The design of such sewage treatment facilities shall be based on the maximum capacity of the mobile home park. Effluents from sewage treatment facilities shall not be discharged into any waters of the state, except with prior approval of the appropriate state authority and the local board of health. The disposal facilities shall be located where they will not create a nuisance or health hazard to the mobile home park or to the owner or occupants of any adjacent property. The approval of the health board and the engineer shall be obtained on the type of treatment proposed and on the design of the disposal plant prior to construction.

(o) Refuse disposal.

(1) The storage, collection and disposal of refuse in the mobile home park shall be so managed as to create no health hazard, rodent harborage, insect breeding areas, accident or fire hazards or air pollution.

(2) All refuse shall be stored in fly-tight, watertight, rodent-proof containers, which shall be located not more than one hundred fifty feet from any mobile home space. Containers shall be provided in sufficient number and capacity to properly store all refuse.

(3) Racks or holders shall be provided for all refuse containers, such container racks or holders shall be so designed as to prevent containers from being tipped, to minimize spilling and container deterioration, and to facilitate cleaning around them.

(4) All refuse shall be collected in accordance with existing ordinances. Where suitable collection service is not available from municipal or private agencies, the mobile home park operator shall provide this service. All refuse shall be collected and transported in covered vehicles or covered containers.

(5) The mobile home park operator shall dispose of the refuse in an approved manner.

(6) Refuse shall be buried only at locations approved by the board of health and the city engineer.

(7) Refuse incinerators shall be constructed only with the approval of the board of health and the city engineer. 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.

(8) Incinerators shall be operated only when attended by some person specifically authorized by the owner or operator of the mobile home park. All such burning shall comply with all local business ordinances.

(9) Garbage and trash shall not be burned on the premises.

(p) Insect and rodent control.

(1) Insect and rodent control measures to safeguard public health, as required by the board of health, shall be applied in the mobile home park.

(2) Effective larvicidal solutions may be required by the board of health for fly or mosquito breeding areas, which cannot be controlled by other, more permanent measures.

(3) The board of health may require the mobile home park operator to take suitable measures to control other insects and obnoxious weeds.

(4) Accumulations of debris which may provide harborage for rodents shall not be permitted in the mobile home park.

(5) When rats or other objectionable rodents are known to be in the mobile home park, the park operator shall take definite action, as directed by the board of health, to exterminate them.

(q) Electricity and telephone.

(1) An electrical outlet supplying at least one hundred fifteen volts shall be provided for each mobile home space. The installation shall comply with all applicable state and local electrical codes and ordinances. Such electrical outlets shall be grounded and weatherproof.

(2) All power and telephone lines shall be underground and shall be in compliance with standards of the utility corporation involved.

(r) Fuel. All piping from outside, fuel storage tanks or cylinders to mobile homes shall be copper or other acceptable metallic tubing and shall be permanently installed and securely fastened in place. All fuel storage tanks or cylinders shall be securely fastened in place and shall not be located inside or beneath the mobile home or less than five feet from any mobile home exit.

(s) Fire protection.

(1) The mobile home park area shall be subject to the rules and regulations of the city, and the Fire Prevention Code.

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

(3) Portable fire extinguishers of a type approved by the fire chief 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) Standard fire hydrants shall be located within four hundred feet of each mobile home or building.

(5) Fires shall be made only in stoves, incinerators and other equipment intended for such purposes.

(t) Alterations and additions; restriction of animals and pets.

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

(2) No permanent additions shall be built onto or become a part of any mobile home unless they are in accordance with requirements established by the board of health.

(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 park.

(u) Registration of occupants; reporting of communicable diseases.

(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. Such register shall be available to any authorized person inspecting the park, and shall be preserved for the period required by the board of health. Such register shall contain the names and addresses of all mobile home occupants stopping in the park; the make, model and license number of the motor vehicle and mobile home; the state, territory or county issuing the mobile home license; the dates of arrival and departure of each mobile home; and whether or not each mobile home is a dependent or independent mobile home.

(2) Every owner, operator, attendant or other person operating a mobile home park shall notify the board of health or city manager immediately of any suspected communicable or contagious disease within the mobile home park. In the case of diseases diagnosed by a physician as quarantinable, the departure of a mobile home or its occupants, or the removal therefrom of clothing or other articles which have been exposed to infection, without approval of the board of health is prohibited.

(v) Supervision. The person to whom a permit for a mobile home park is issued shall at all times operate the park in compliance with this chapter and regulations issued thereunder, 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.

(w) General requirements of the park.

(1) Condition of soil, ground water level, drainage and topography shall not create hazards to the property or the health or safety of the occupants. The site shall not be exposed to objectionable smoke, noise, odors or other adverse influences, and no portion subject to unpredictable or sudden flooding, subsidence or erosion shall be used for any purpose which would expose persons or property to hazards.

(2) Exposed ground surfaces in all parts of every mobile home park shall be paved, or covered with stone screenings, or other solid material or protected with a vegetative growth that is capable of preventing soil erosion and of eliminating objectionable dust.

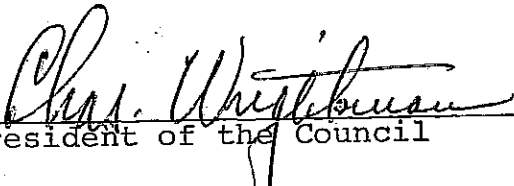
(3) The ground surface in all parts of every mobile home park shall be graded and equipped to drain all surface water in a safe, efficient manner. The proposed drainage systems shall be approved by the city engineer prior to construction of streets or other portions of the park.

(4) It shall be unlawful to allow the following: (a) any mobile home to be occupied in a mobile home park unless a mobile home is situated on a mobile home space, or (b) an independent mobile home to be located on a dependent mobile home space.

Section 2. All other sections or parts of sections in conflict herewith are repealed.

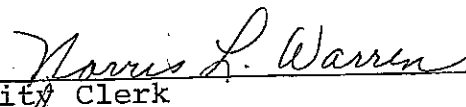
Section 3. This Ordinance shall be published in pamphlet form and effect as provided by law.

PASSED AND APPROVED this 9th day of March,
1976.



President of the Council

APPROVED:



City Clerk

(SEAL)