

ZONING ORDINANCE FOR THE CITY OF RICHLAND CENTER

CHAPTER 411

SPECIFIC REGULATIONS AFFECTING LANDS IN THE "MHP" MOBILE HOME PARK DISTRICT

411.01 APPLICABILITY OF CHAPTER 400 TO AN "MHP" MOBILE HOME PARK DISTRICT. All of the provisions of Chapter 400 of the Zoning Ordinance of the City of Richland Center apply to lands in an "MHP" District except where the provisions of this Chapter are inconsistent with the provisions of Chapter 400, in which case the provisions of this Chapter shall be deemed controlling.

411.02 DEFINITIONS. As used in this Chapter the following terms are defined as follows:

(1) **City:** The City of Richland Center, Wisconsin.

(2) **City Council:** The Common Council of the City of Richland Center.

(3) **Complete Bath and Toilet Facilities:** A flush toilet attached to the public sewer system; a lavatory; a bath or shower and a kitchen sink, all of which are fully functional and supplied from outside with a continuous supply of water.

(4) **Dependent Mobile Home:** A mobile home such as a camper trailer which is not equipped with year round living facilities and which is dependent upon sources to which it is not permanently connected for disposal of sewage, supply of fresh water and electricity. **[Amended by Ord 1993-15]**

(5) **Interior Street:** A private street or private drive located within the boundaries of a mobile home park.

(6) **Licensee:** Any person, firm or corporation licensed to operate and maintain a mobile home park under this Chapter.

(7) **Lot:** is synonymous with a Space as defined below.

(8) **Mobile Home:** A vehicle manufactured or assembled before June 15, 1976, designed to be towed as a single unit or in sections upon a highway by a motor vehicle and equipped and used, or intended to be used, primarily for human habitation, which has an overall length in excess of 45 feet. 'Mobile Home' includes the structure, its plumbing, heating, air conditioning and electrical systems, and all appliances and all other equipment carrying a manufacturer's warranty.

The removal of the wheels, axles or other components of the running gear and/or the mounting of such a structure or vehicle on a foundation or over a basement shall not be deemed to change its status from that of a mobile home. A structure manufactured after June 15, 1976, which is certified and labeled as a manufactured home under 42 US Code secs. 5401 to 5406 but which is not permanently set on an enclosed foundation in the manner described in subpar. 400.03 (84) (a) shall be deemed to be a mobile home under this Zoning Ordinance. **[Amended by Ord 1993-15]**

(9) Mobile Home Owner: The person in whose name the mobile home is titled by the Wisconsin Dept. of Transportation.

(10) Mobile Home Park: Any plot or plots of ground upon which 2 or more units, occupied for dwelling or sleeping purposes, are located, regardless of whether or not a charge is made for such accommodation. As used in this Chapter mobile home park is limited to plots on which are located 2 or more nondependent mobile homes.

(11) Mobile Home Stand: That part of an individual mobile home space which has been reserved and improved for the placement of one mobile home unit, upon which the mobile home actually sits or is placed.

(12) Nondependent Mobile Home: A mobile home equipped with complete bath and toilet facilities, furniture, cooking facilities, heating, appliances and complete year round facilities, which is permanently connected or designed to be permanently connected to outside sewer disposal lines, outside water supply lines, outside electrical service and optionally outside heating fuel lines.

(13) Occupied Area: That portion of an individual mobile home space which is covered by a mobile home and its accessory structures.

(14) Park: A mobile home park.

(15) Park Management: The person, partnership, corporation or other legal entity who owns or has charge, care or control of the mobile home park.

(16) Person: Any natural person, firm, trust, partnership, association or corporation or other legal entity, and includes any agent, personal representative, heir or assign thereof.

(17) Service Building: A permanent structure in a mobilehome park which is a part of or a permitted adjunct to the operations of the park, such as a pumphouse, laundromat or clubhouse (if permitted).

(18) Space: A plot of ground within a mobile home park, designed for the accommodation of one mobile home unit.

(19) Stand: is synonymous with a Mobile Home Space as defined above.

(20) State: The State of Wisconsin.

(18) Unit: One mobile home.

411.021 PERMITTED USES IN THE "MHP" MOBILE HOME PARK DISTRICT. The following uses are permitted in an "MHP" District:

(1) Mobile Home Parks designed, laid out and licensed in conformity with this Chapter.

(2) One Single Family Dwelling within a Mobile Home Park to be occupied by the resident manager or caretaker of such mobile home park.

(3) One building within a Mobile Home Park housing the offices of the mobile home park, and which may in addition house one dwelling unit to be occupied by the resident manager or caretaker of such mobile home park.

(4) Service buildings within a mobile home park housing facilities furnished for park residents. [Ord 1993-15]

411.03 PARKING MOBILE HOMES OUTSIDE LICENSED MOBILE HOME PARKS WITHIN AN MHP ZONING DISTRICT RESTRICTED.

(1) General Prohibition; Exceptions. No person shall park, locate or place any mobile home outside of a licensed mobile home park within an MHP Zoning District in the City of Richland Center except as follows:

(a) Unoccupied mobile homes may be parked on the lawfully situated premises of a licensed mobile home dealer for purposes of sales display;

(b) Unoccupied mobile homes may be parked on the lawfully situated premises of a vehicle service business for purposes of servicing or making necessary repairs, for an aggregate period not to exceed ten (10) days;

(c) Unoccupied mobile homes may be parked on premises leased or owned by the owner of such mobile home or in an accessory private garage, building, or rear yard of the owner of such mobile home for purposes of sales display for an aggregate period not exceeding 120 days, provided no business is carried on therein.

(2) Parking Mobile Homes on Streets. No person shall stop, stand, or park a mobile home on any street, alley, or highway within the City in violation of chs. 340 to 348 of the Wisconsin

Statutes or in violation of any traffic ordinance or regulation of the City of Richland Center.

411.04 MOBILE HOME OCCUPANCY PERMITS.

(1) Preexisting Mobile Homes Located Outside of Parks. Mobile homes legally located and occupied on premises outside a licensed mobile home park prior to the enactment of this Chapter may be continued in such location, provided that the owner of the premises on which such unit is located shall apply to the City building inspector within 60 days after the effective date of this Chapter for a use permit showing the date on which such use and occupancy commenced, the names of the owner and occupants and that such use and occupancy is otherwise in conformity with the applicable laws and regulations of the state and City. Such nonconforming use shall be automatically terminated upon a discontinuance for any reason for six (6) consecutive months or if the mobile home is damaged to the extent that the total cost of structural repairs and alterations to the mobile home exceed 50% of the net value of the property immediately prior to the damage as determined under section 411.10 of this Chapter.

(2) Mobile Homes Moved Onto Licensed Parks. The owner or occupant of a mobile home shall within five (5) days after moving a mobile home onto a licensed mobile home park or removing a mobile home from one park to another park within the City obtain a permit from the City Clerk. Such permits shall be issued only for mobile homes which comply with sec. 218.12, Wisconsin Statutes, or which bear a seal, stamp, or certificate of the manufacturer guaranteeing that the mobile home is constructed in accordance with the standards of the American National Standards Institute Book A 119.1.

(3) Compliance With Codes. All mobile homes shall comply with all applicable State and City fire, health, building and plumbing codes and rules, in addition to all provisions of this Chapter. Before a mobile home unit may be occupied, the mobilehome owner or the person or licensed dealer selling such mobilehome shall secure an inspection by the City Building Inspector to ascertain compliance with all such codes and rules, including this Chapter. Upon satisfactorily passing such inspection, an occupancy permit shall be issued by the City. No person shall occupy or permit any person to occupy any mobilehome without first securing such an occupancy permit. The fee for such inspection and permit shall be set by the Common Council by resolution.

411.05 MOBILE HOME PARK DEVELOPER'S PERMIT.

(1) Developer's Permit Required. No person shall construct, alter, modify, or extend any mobile home park or mobile home park building or facility within the limits of the City of Richland Center without first securing a mobile home park developer's permit from the City. Such permits shall be issued by the City Clerk upon approval by the City Council. Such permit shall be in addition to a building permit or permits for all building or structures to be erected within the park.

(2) Application for Developer's Permit. An application for a mobile home park developer's permit shall be filed with the City Clerk with sufficient copies for the Clerk to forward one each to the Building Inspector, the Health Officer and the Fire Chief. The Building Inspector, Health Officer and Fire Chief shall investigate and review said application to determine whether the applicant, the premises on which said park will be located and the proposed design and specifications thereof and all buildings proposed to be constructed thereon will comply with the applicable regulations, ordinances, and laws of the state and City and report their findings in writing to the City Council within 60 days. Such reports shall be considered by the City Council before any permit is issued hereunder. Failure of any officer or body to report within the allotted time shall be deemed a favorable recommendation.

(3) Fee for Developer's Permit. Applications for mobile home park developers' permits shall be accompanied by a fee of \$250.00 to cover the cost of investigation and processing, plus regular building permit fees for all buildings or structures to be erected within the proposed park.

(4) Required Contents of Applications. Applications shall be made on forms furnished by the City Clerk and shall include the following information:

(a) Name and address of the applicant.

(b) Location and legal description of the proposed park, addition, modification, or extension.

(c) A complete plot plan showing compliance with all applicable provisions of this Chapter, and the City's building code and zoning and subdivision ordinances.

(d) Complete preliminary engineering plans and specifications, including a scale drawing of the proposed park showing, but not limited to:

1. Plans and specifications of all utilities, including: sewerage collection and disposal, storm water drainage, water and electrical distribution and supply, refuse storage and collection, lighting, telephone and TV antenna systems.

2. The location and width of all roadways and walkways, buffer strips, recreational, and other common areas within the park.

3. The location and outside dimensions of all mobile home spaces.

4. A drawing of a typical mobile home space showing the placement of the stand within the space, parking area, garage, setbacks, lighting and landscaping.

5. A landscape plan showing all plantings in common areas and greenbelt areas.

6. Plans and specifications of all park buildings and structures.

7. The location and size of all public streets, highways and sidewalks abutting the mobile home park and all street and sidewalk accesses from such streets, highways and sidewalks into the mobile home park.

(e) The interest of the applicant in the proposed mobile home park or extension thereof (such as owner, partner, manager etc). If the owner of the tract is a person other than the applicant, a duly verified statement by the owner that the applicant is authorized by him to construct and maintain the proposed park, addition, modification or extension and make the application.

(f) Written statements describing proposed park operations, management, and maintenance, including proposed fees and charges and other requirements to be imposed on park occupants by the park operator.

(5) Optional Inclusion of Area for Motorhomes and Similar Vehicles. A proposed mobile home park plan may include an area for short term parking of recreational vehicles, motor homes, trailer campers or similar dependent mobile homes, provided the plan also includes adequate provision for sanitary waste disposal facilities and other services deemed by the City Council to be reasonable and appropriate for such an area. The Council may allow the inclusion and use of such a short term parking area in the mobile home park if it deems the proposed use of such designated area and the availability of services to such vehicles are adequate and will not degrade the balance of the mobile home park or the surrounding area outside the park. **[Ord 1993-15]**

(6) Final Plan Submission. Final engineering plans and specifications complying with the provisions of this Chapter and any modifications or conditions imposed by the City Council shall be submitted to the City Clerk and checked by the proper City officials for compliance before the license is issued.

411.06 STANDARD REQUIREMENTS FOR MOBILE HOME PARKS, ADDITIONS OR EXTENSIONS. All mobile home parks and modifications of or additions or extensions to existing parks shall comply with the following:

(1) Administrative Code Provisions Adopted. Chapters H62 and HSS 177 and PSC 184, Wisconsin Administrative Code, are hereby made a part of this Chapter and incorporated herein by reference as if fully set forth, except that such regulations shall not be deemed to modify any requirement of this Chapter or any other applicable law or ordinance of the state or City which is more restrictive.

(2) Minimum Size of Parks and Additions to Parks. Mobile home parks shall contain a minimum of ten (10) acres. Additions to or extensions of mobile home parks shall contain a minimum of five (5) acres.

(3) Minimum Space Sizes. An individual space for a single-wide mobile home shall be not less than 5,000 square feet in area.

(4) Setbacks. Each mobile home space shall afford the following setbacks, measured from the closest point of a unit placed on the space to the closest point of the object of the setback:

- (a) 50 feet from the nearest point on the right-of-way limit of every public street or highway;
- (b) 25 feet from the nearest point on the surfaced portion of any internal park drive or common area, including common parking areas;
- (c) 40 feet from the nearest point on any exterior boundary line of the mobile home park;
- (d) 20 feet from the nearest point on any other unit, building, or structure;
- (e) 10 feet from the lot line.

Accessory structures, such as awnings, cabanas, storage sheds, utility buildings, storage cabinets, carports, windbreaks, or attached porches shall be considered part of the unit for purposes of determining compliance with this provision.

(5) Municipal Water and Sewer Required. No mobile home park shall be laid out, constructed, or operated without City water supply and sanitary sewer service. All water or sanitary sewerage facilities in any unit not connected to City water or sewer systems by approved pipe connections shall be sealed and their use is hereby declared unlawful. Individual valved water service connections shall be provided for direct use of each unit, so constructed and installed that they will not be damaged by frost or by parking of the unit. Meters shall not be set in crawlspaces, but must be set in manholes outside the mobile home at a proper depth to prevent freezing, and with provision made for mounting remote registers. All additional regulations on file in the office of the Richland Center Utilities shall also apply to installations. Water systems shall be adequate to provide a pure, potable water supply of 6 gallons per minute at a minimum pressure of 20 psi and capable of furnishing a minimum of 150 gallons per unit per day. Fire hydrants shall be installed not less than 500 feet from every mobile home stand and from every park building.

(6) Liquid Waste Disposal. All liquid wastes originating at units, service, or other buildings shall be discharged into a sewerage system extended from and connected with the City sewerage system. Such systems shall comply with all provisions of the state code and City ordinances relating to plumbing and sanitation. Each individual space shall be provided with a 3-inch watertight sewer connection protected from damage by heaving and thawing or by parking of the unit, and located within the rear one-third (1/3) of the stand, with a continuous grade, which is not subject to surface drainage, so constructed that it can be closed when not in use and trapped in such a manner that it can be kept odor free.

(7) Other Waste Disposal. Adequate provision shall be made for the disposal of solid and liquid wastes in a manner approved by the City Health Officer and Fire Chief. Open burning of waste or refuse is prohibited.

(8) Utility Distribution System Requirements. All television antenna systems, electrical, and telephone distribution lines and oil or gas piping serving the park or spaces therein shall be installed underground. Distribution systems shall be new and all parts and installations shall comply with all applicable federal, state, and local codes. Each space shall be provided with a weatherproof electrical overcurrent protection device, disconnect means and branch service of not less than 60 amperes for 220 volt service located adjacent to the water and sewerage outlets. Receptacles shall be of the 4-pole-4-wire grounding type and have a 4-prong attachment for 110-220 volts.

(9) Off-Street Parking Requirements. A minimum of two (2) off-street parking spaces having an area of not less than 360 square feet and surfaced with bituminous concrete or similar material capable of carrying a wheel load of 4000 pounds shall be provided for each mobile home space.

(10) Topographical and Other Conditions. Conditions of soil, ground water level, drainage, and topography shall not create hazards to the property, health, or safety of occupants of mobile home spaces or living units. The site shall not be exposed to objectionable smoke, noise, odors, or other adverse influences, and no portion subject to unpredictable and/or sudden flooding, subsidence, or erosion shall be used for any purpose which would expose persons or property within or without the park to hazards.

(11) Landscaping Requirements. Every space shall have at least two (2) trees planted upon it, of a species which normally exceeds thirty (30) feet in height at maturity. All yards shall be sodded or planted in lawn grass. Trees, grass and landscape materials shall be properly maintained and/or replaced as necessary to conform to the initial landscaping requirements.

(12) Ground Cover Requirements. Exposed ground surfaces (other than streets, sidewalks or parking areas or as otherwise required by this Chapter) 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 eliminating objectionable dust.

(13) Drainage Requirements. The ground surface in all parts of every mobile home park shall be graded and equipped to drain all surface water in a safe, sanitary, and efficient manner.

(14) Support and Tiedown Requirements.

(a) Before a mobile home is located on a space a stand consisting of one of the following shall be installed:

1. A slab of 6-inch thick concrete (3500 psi), with the number of tiedowns required below spaced at regular intervals.

2. Either 8" x 16" x 4" concrete blocks with a double tier of alternately crossed 8" concrete blocks ascending or a 16" x 16" x 4" square solid concrete base. All concrete blocks shall be installed with the hollow core in a vertical position. No I-beam or other part of a mobilehome

shall rest directly on the concrete blocks; wood shims shall be used between the blocks and the mobile home. There shall be a 6-inch thick gravel base under the entire area of the stand.

(b) Tiedowns and anchors are required on all mobile homes. Every tiedown strap and anchoring equipment shall be capable of resisting a working load of not less than 3,150 pounds and capable of withstanding a 50% overload (4,725 pounds) without failure (for example, Type 1 Finish B, Grade 1 steel strapping, 1 1/4 inch wide and 0.035 inch thick conforming with Federal specifications Q-QS781-H). All accessory storage buildings shall be anchored. Mobil home tie downs and anchors shall be installed as follows:

MOBILE HOME SIZE	NUMBER OF OVER-THE-ROOF TIES REQUIRED	NUMBER OF FRAME TIES REQUIRED		
		2' Pier	3' Pier	4' Pier
44' x 12'	2	4	5	5
52' x 12'	2	5	5	6
54' x 12'	2	5	6	7
60' x 12'	2	5	6	7
65' x 12'	2	6	7	8
70' x 12'	2	6	7	9
74' x 12'	2	6	8	9
54' x 14'	2	4	5	6
60' x 14'	2	5	5	6
65' x 14'	2	5	6	7
70' x 14'	2	6	7	8
76' x 14'	2	6	7	8
80' x 14'	2	7	7	8
80' x 16'	2	7	8	8

(15) Lighting Requirements. All parks shall be furnished with lighting so spaced and equipped with luminaires placed at such heights as will provide the following average maintained levels of illumination for the safe movement of pedestrians and vehicles at night:

- (a) All parts of the park street systems: 0.6 foot-candles, with a minimum of 0.1 foot-candles.
- (b) Potentially hazardous locations, such as major park street intersections and steps or stepped ramps, individually illuminated with a minimum of 0.3 foot-candles.

(16) Interior Street Access and Paving Requirements. All mobile home spaces shall abut upon an interior street. Minimum widths of interior streets within a mobile home park shall be as follows:

- (a) If no parking is allowed either side of the street: 18 feet
- (b) If parking is allowed on one side of the street: 28 feet
- (c) If parking is allowed on both sides of the street: 36 feet

All interior streets shall be paved with a smooth, hard, and dense surface such as hot mix asphalt or portland cement, which shall be well drained under normal use and weather conditions for the area. Pavement edges shall be curbed or protected to prevent raveling of the wearing surface and shifting of the pavement base. Grades of streets shall be sufficient to insure adequate surface drainage but not more than 8%, provided a maximum grade of 12% may be used if approved by the City Director of Public Works.

(17) Sidewalk Requirements. All mobile home parks shall be provided with pedestrian walks of not less than three (3) feet in width. Such walks shall connect each individual mobile home space with all recreational areas and other community facilities within the park and with either the public street or the park road at a location where school buses can pick up children. Grade and surfacing of walks shall be approved by the City Director of Public Works as safe and comparable to sidewalks in other areas of the City subject to similar usage.

(18) Greenbelt Requirements. All mobile home parks shall have a greenbelt or buffer strip not less than five (5) feet wide along all of the outside boundaries of the park. Unless adequately screened by existing vegetative cover, all mobile home parks shall be provided within such greenbelt or buffer strip with screening of natural growth, a berm or a screen fence, except where the adjoining property is also a mobile home park screening is not required on the common boundary between the mobile home parks. Compliance with this requirement shall be made within one (1) year from the granting of the mobile home park developer's permit; failure to so comply shall be grounds for non-renewal of the mobile home park license. Permanent plantings shall be grown and maintained at a height of not less than six feet (6'). Screening or planting requirements may be waived or modified by the City Council if it finds that the exterior architectural appeal and functional plan of the park when completed will be materially enhanced by modification or elimination of such screen planting requirements.

(19) Recreation Area Requirements. In all mobile home parks there shall be one or more recreation areas easily accessible to all park residents. Such areas shall include a total minimum area of 4,000 square feet for each 12 lots or fraction of 12 lots in the park. No single recreation area shall contain less than 2,000 square feet, and shall be not less than 20 feet wide at the narrowest dimension. Recreation areas shall be so located as to be free of traffic hazards and convenient to mobile home spaces which they serve.

(20) Uses: Permitted and Conditional. Single family nondependent mobile homes and approved accessory structures included in the original plans and specifications or revisions thereof, parks, playgrounds, open space, off-street parking lots, one park office, and service buildings for exclusive use of park residents shall be the only permitted uses in mobile home parks. The following shall be conditional uses in mobile home parks, when designed and limited to exclusive use of park residents:

- (a) Laundromats.
- (b) Clubhouses and facilities for private, social, or recreation clubs.
- (c) Swimming pools.

(21) Signs. No signs shall be erected in mobile home parks except signs pertaining to the lease, hire, or sale of individual mobile homes not more than three (3) square feet in area and one mobile home park identification sign not more than sixteen (16) square feet in area at each park entrance.

(22) Vehicular Access from Public Streets. All mobile home parks shall be provided with safe and convenient vehicular access from abutting public streets or roads to each mobile home space. Entrances to parks shall be designed to minimize congestion and traffic hazards and allow free movement of traffic on adjacent streets.

(23) Service Buildings. Service buildings housing sanitation facilities or other facilities of a mobilehome park shall be constructed of in the manner and with materials typical of a permanent, all weather structure.

(24) Standards are Minimums. The standards and requirements for mobile home park design, layout, and development contained in this section are intended to be minimum standards necessary to create a safe, sanitary, healthful, agreeable, and urbane environment in mobile homes and mobile home parks in the City of Richland Center. The express enumeration of such standards shall not preclude the City Council by resolution or bylaw or express written agreement with the mobile home park owner or developer from imposing additional requirements or modifying the requirements set forth in this Chapter whenever it shall determine that such modifications or additions are more likely to achieve the purposes of this section than those set forth herein and will not conflict with applicable laws of the state or City.

411.07 MOBILE HOME PARK OPERATOR'S LICENSE.

(1) License Required. No person shall operate, administer, or maintain a mobile home park within the City of Richland Center without a valid, unexpired mobile home park license issued by the City Clerk and approved by the City Council upon determination that the standards in this section have been met and payment of the required fee.

(2) License Term. A mobile home park licenses shall be issued for a one (1) year term and shall expire on June 30 next succeeding the date of issue. Licenses may be issued after July 1 of any license year but no proration, rebate or diminution of the fee shall be allowed for a short or part license year.

(3) License Fee. The fee for a one year mobile home park license shall be \$100 for each 50 mobile home spaces or fraction thereof. Licenses may be transferred during a license year for a fee of \$10.

(4) License Revocation or Suspension. Licenses granted under this section shall be subject to revocation or suspension by the City Council for cause in accordance with sec. 66.058 (2) (d),

Wis. Stats. "Cause" as used in this subsection shall include, but not be limited to:

(a) Failure to neglect to abide by the requirements of this Chapter or any other City ordinance or the laws or regulations of the State of Wisconsin relating to mobile home parks and their operation.

(b) Conviction of any offense under the laws of the state or ordinances of the City relating to fraudulent or misleading advertising or deceptive practices regarding the sale or renting of mobile homes or the leasing or rental of mobile home spaces or sale, lease, or operation of park facilities.

(c) Operation or maintenance of the mobile home park in a manner inimical to the health, safety, or welfare of park occupants or the inhabitants of the City of Richland Center; including, but not limited to, repeated violations of laws or ordinances relating to health, sanitation, refuse disposal, fire hazards, morals, or nuisances.

(d) Transfer or sale of an ownership interest in any mobile home space or the underlying land to any person other than to another eligible licensee. Such action shall also subject the owner of the underlying land to all requirements of the state and municipal subdivision control laws and regulations regardless of the size or number of lots or spaces so transferred or sold.

(5) Conditions of Licensing. Except as provided in paragraph (6) of this section, no mobile home park license shall be granted, issued or renewed for any premises or to any person not meeting the following standards and requirements:

(a) All standards and requirements set forth in section 411.05 of this Chapter except as specifically waived or modified in writing by the City Council and endorsed on the mobile home park developer's permit. This requirement includes a valid certificate from the Wisconsin Department of Health and Social Services that the park complies with the provisions of chap. H 77, Wis. Admin. Code applicable thereto.

(b) Mobile home parks shall be used only for the parking and occupancy of single-family nondependent mobile homes and accessory structures and appurtenances and uses authorized and approved under sec. 411.05 of this Chapter.

(c) The applicant shall file with the approving officer certificates of the building inspector and health officer certifying that all equipment, roads, sanitary facilities, water facilities, and other equipment and facilities, including roads, have been constructed, or installed in the park as requirements of operation at the time of said application.

(d) Location and operation of the park shall comply with all zoning and land use ordinances of the state and City and no permit shall be issued until the proposed use has been certified by the building inspector as complying with such ordinances.

(e) All of the conditions precedent set forth in Chapter 300 of the Code of Ordinances shall have been met.

(6) Grandfather Clause: Preexisting Parks.

(a) Mobile home parks in existence and operating under a valid mobile home park license upon the effective date of this Chapter, including parks located upon lands hereafter annexed to the City, shall be exempt from the following requirements of this Chapter:

1. 411.06 (3) Minimum Space Sizes.
2. 411.06 (4) Setbacks.
3. 411.06 (16) Interior Street Access and Paving Requirements.
4. 411.06 (17) Sidewalk Requirements.
5. 411.06 (18) Greenbelt Requirements.
6. 411.06 (19) Recreation Area Requirements.

provided the park complied with the applicable laws and ordinances in effect at the time of issuance of the original license.

(b) The owner of any mobile home park in existence and operating under a valid mobile home park license upon the effective date of this Chapter, including parks located upon lands hereafter annexed to the City, shall file application for a mobile home park developer's nonconforming use permit and comply with all other provisions of this Chapter except those exempted herein within six (6) months after the effective date of this Paragraph.

(c) An existing mobile home park having a density in excess of that provided in par. 411.05 (3) shall not increase its density and shall be operated in all other respects in accordance with this Chapter, except as specifically exempted under subpar. (a) above. The City Council may extend the time for compliance as herein required upon such conditions as it shall determine necessary to protect the health, safety, and welfare of park occupants or inhabitants of the City. All extensions, modifications, or additions to lawfully licensed existing parks or facilities or structures therein shall comply fully with this Chapter, and shall not be subject to the exemptions set forth in subpar. (a) above. **[Amended by Ord 1993-15]**

(7) License Bond Required. Each applicant for an original or renewal license shall file with the City Clerk a bond in the sum of \$1,000.00 for each 50 mobile home spaces or fraction thereof guaranteeing the collection by the licensee of the monthly parking permit fees as provided in section 411.01 of this Chapter and the compliance of licensee and the park management with the provisions of this Chapter. Such bond shall also be for the use and benefit and may be prosecuted and recovery had thereon by any person who may be injured or damaged by reason of the licensee violating any provision of this Chapter. Such bond may consist of the deposit of such amount in a deposit account in the name of the City with delivery of the certificate evidencing the account to the City Clerk, or a commercial bond.

411.08 OPERATION OF MOBILE HOME PARKS: RESPONSIBILITIES OF PARK MANAGEMENT.

(1) Office Required. In every mobile home park there shall be located an office of the attendant or person in charge of said park. A copy of the park license and of this Chapter shall be posted therein and the park register shall at all times be kept in said office.

(2) Duties of Park Operator. The attendant or person in charge of the park and the park licensee shall operate the park in compliance with this Chapter and regulations of the City and state and their agents or officers and shall have the following duties:

(a) Maintain a register of all park occupants, to be open at all times to inspection by state, federal, and municipal officers, which shall show:

1. Names and addresses of all owners and occupants of each mobile home.
2. Number of children of school age.
3. Occupants' State of legal residence.
4. Dates of entrance and departure of each mobile home.
5. Make, model, year, and serial number or license number of each mobile home and towing vehicle or other motor vehicles and state, territory, or country issuing such licenses.
6. Place of employment of each occupant, if any.

(b) Notify park occupants of the provisions of this Chapter and inform them of their duties and responsibilities and report promptly to the proper authorities any violations of law which may come to their attention.

(c) Notify the City Health Officer immediately of any suspected communicable or contagious disease within the park.

(d) Supervise the placement of each mobile home on its stand, which includes securing its stability and installing all utility connections and tiedowns.

(e) Maintain park grounds, buildings, and structures free of insect and rodent harborage and infestation and accumulations of debris which may provide rodent harborage or breeding places for flies, mosquitoes, and other pests.

(f) Maintain the park free from growth of noxious weeds.

(g) Maintain the park free of litter, rubbish, and other flammable materials; provide portable fire extinguishers of a type approved by the Fire Chief in all locations designated by the Fire Chief and maintain such extinguishers in good operating condition and cause every area within the park designated as a fire lane by the Fire Chief to be kept free and clear of obstructions.

(h) Provide every mobile home unit with a substantial, flytight, watertight, rodentproof container for the deposit of garbage and refuse in accordance with the ordinances of the City and the regulations of the City Health Officer. The management shall provide stands for all refuse and garbage containers so designed as to prevent tipping and minimize spillage and container deterioration and facilitate cleaning.

(i) Provide for the sanitary and safe removal and disposal of all refuse and garbage at least weekly. Removal and disposal of garbage and refuse shall be in accordance with the laws of the State of Wisconsin and the ordinances and regulations of the City, including regulations promulgated by the City's Health Officer and Fire Chief.

(j) Collect the monthly parking permit fee and cash deposits for each occupied nonexempt mobile home within the park and remit such fees and deposits to the City Clerk as required by section 411.10 of this Chapter.

(k) Allow inspections of park premises and facilities at reasonable times by City officials or their agents or employees as provided by par. 411.09 (2) of this Chapter.

411.09 RESPONSIBILITIES AND DUTIES OF MOBILE HOME PARK OCCUPANTS.

(1) Compliance with Ordinance. Park occupants shall comply with all applicable requirements of this Chapter and regulations issued hereunder and shall maintain their mobile home space, its facilities, and equipment in good repair and in a clean and sanitary condition.

(2) Placement on Stand; Utility Connections. Park occupants shall be responsible for proper placement of their mobile homes on the mobile home stand and proper installation of all utility connections in accordance with the instructions of the park management.

(3) Pets. No owner or person in charge of a dog, cat, or other pet animal shall permit it to run at large or to cause any nuisance within the limits of any mobile home park.

(4) Monthly Parking Fee. Each owner or occupant of a nonexempt mobile home within a mobile park shall remit to the licensee or authorized park management the cash deposit and monthly parking permit fee as required by section 10 of this Chapter.

(5) Permitting Access for Regulatory Purposes. It shall be the duty of every occupant of a park to give the park licensee or management, or his or its agents or employees, access to any part of such park or mobile home premises at reasonable times for the purpose of making such repairs or alterations as are necessary to effect compliance with this Chapter or any law or ordinance of the United States, State of Wisconsin or City of Richland or any lawful regulation or order adopted thereunder. It shall also be the duty of every occupant of a park to allow

inspections at reasonable times by City officials or their agents or employees as provided by par. 411.09 (2) of this Chapter.

(6) Parking Only on Stands. Mobile homes shall be parked only on the mobile home stands provided and shall be placed thereon in accordance with all requirements of this Chapter.

(7) Conducting Businesses in Mobile Homes. No mobile home owner or occupant shall conduct in any unit or any mobile home park any business or engage in any other activity which would not be permitted uses in single-family residential districts in the City.

(8) Waste Water Discharge. No person shall discharge any waste water on the surface of the ground within any mobile home park.

(9) Placement of Structures. No person shall erect or place upon any mobile home space any permanent or temporary structure intended to be used for dwelling purposes or in connection with any mobile home unit except as specifically authorized by this Chapter.

411.10 ADDITIONAL REGULATIONS APPLICABLE TO MOBILE HOMES AND MOBILE HOME PARKS.

(1) Old, Dilapidated, Non-Certified or Undersize Mobile Homes prohibited.

(a) No nondependent mobile home which does not meet the requirements for and display a certification and label by the US Department of Housing and Urban Development under 42 US Code secs. 5401 to 5406 shall be kept or stored in a mobile home park or upon any premises in the City.

(b) No nondependent mobile home less than fourteen feet (14') in width shall be kept or stored in a mobile home park or upon any premises in the City. Mobile homes less than 14 feet in width which were in place prior to the effective date of this Chapter may be maintained in place, but shall not be replaced with any mobile home less than 14 feet in width.

(c) No wrecked, damaged, or dilapidated mobile home shall be kept or stored in a mobile home park or upon any premises in the City. Any existing mobile home which becomes wrecked, damaged or dilapidated shall be forthwith removed from the City.

(d) The City Health Officer and Building Inspector shall jointly determine if a mobile home is damaged or dilapidated to a point which makes it unfit for human occupancy. A mobile home found unfit for human occupancy is hereby declared to be a public nuisance. Whenever the Health Officer and Building Inspector so determine, they shall notify the licensee or landowner and owner of the mobile home in writing that such public nuisance exists within the park or on lands owned by him giving the findings upon which his determination is based and shall order

such home removed from the park or site or repaired to a safe, sanitary, and wholesome condition of occupancy within a reasonable time, but not less than thirty (30) days after giving such notice.
[Amended by Ord 1993-15]

(2) City Inspections. The City Health Officer, City Building Inspector, City Fire Chief, City Board of Health, or their lawful agents or employees are authorized and directed to inspect mobile home parks not less than once in every 12-month period to determine the condition of the park in regard to matters affecting the health, safety, and welfare of the occupants of the park and inhabitants of the City as affected thereby and to further ascertain the compliance of structures and activities therein with the provisions of this Chapter and all other applicable laws of the state and ordinances of the City. Denial of access to such officials or their duly appointed deputies or employees shall be ipso facto grounds for suspension, revocation or non-renewal of the mobile home park license.

(3) Use of Fire. Fires in mobile home parks shall be made only in stoves and other cooking or heating equipment intended for such purposes. Outside burning is prohibited except by permit and subject to requirements or restrictions of the fire chief.

(4) Standards for Repairs. All plumbing, building, electrical, oil or gas distribution, alterations, or repairs in the park shall be in accordance with the regulations of applicable laws, ordinances, and regulations of the state and of the City and their authorized agents.

(5) Skirting Required. All mobile homes in mobile home parks shall be skirted unless the unit is placed within one foot vertically of the stand. Such skirting shall be soil or other material which completely closes the space between the surface of the stand and the bottom of the mobile home from view and from entry by rodents and vermin, and shall be maintained in a color and condition which generally enhances the appearance of the space. Areas enclosed by such skirting shall be maintained free of rodents and fire hazards.

(6) Additions to Mobile Homes. No person shall construct, add to or alter any structure, attachment, or building in a mobile home park or on a mobile home space without a building permit from the City building inspector. Construction on, or addition, or alteration to the exterior of a mobile home shall be of the same type of construction and materials as the mobile home affected. This subsection shall not apply to addition of awnings, antennae, or skirting to mobile homes. Accessory structures on mobile home spaces shall comply with all setback, side yard, and rear yard requirements for mobile home units.

(7) Storage Under Mobile Homes Prohibited. Storage under mobile homes is prohibited.

(8) Conditional Use Permits for Dealership.

(a) The City Council may issue a conditional use permit to allow the owner of the mobile home park to become licensed by the State of Wisconsin as a dealer in mobile homes. In addition

to any other conditions that may be imposed on the issued conditional use permit, the following restrictions shall apply to the sale and stocking of said mobile homes:

1. Mobile homes inventoried for sale by the owner/dealer shall be located on sites within the mobile home park and not in an open sales lot;
2. The number of mobile homes offered for sale by the owner/dealer at anyone time in the mobile home park shall not exceed three (3);
3. All mobile homes for sale shall be properly tied down; and
4. Only new mobile homes, which have never been previously occupied, shall be allowed for sale.

(b) The initial conditional use permit issued pursuant to this section shall be valid for a period of time not longer than one (1) year. Subsequent renewals of the conditional use permit may be for any period of time deemed appropriate by the City Council. **[Added by Ord 1997-3]**

411.11 MONTHLY PARKING FEE.

(1) Fee Imposed. There is hereby imposed on each owner of a nonexempt, occupied mobile home in the City, a monthly parking permit fee determined in accordance with sec. 66.058 (3), Wisconsin Statutes. It shall be the full and complete responsibility of the mobile home park licensee to collect the proper amount from each mobile home owner or occupant. Licensees and owners and occupants of mobile homes permitted to be located on land outside a mobile home park and owner of lands on which such homes are parked shall pay to the City Treasurer such parking permit fees on or before the 10th of the month following the month for which such fees are due in accordance with the terms of this Chapter and such reasonable regulations as the Treasurer may promulgate.

(2) Duty to Notify City. Licensees of mobile home parks and the record titleholders of land upon which are parked any occupied, nonexempt mobile homes shall furnish information to the City Clerk and City Assessor on such homes added to their park or lands within five (5) days after entry of such homes into the City on forms furnished by the Clerk in accordance with sec. 66.058(3)(c) and (e) of the Wisconsin Statutes.

(3) Collection of Fees. Owners of nonexempt occupied mobile homes, upon receipt of a notice from the City Clerk of their liability for the monthly parking permit fee, shall remit to the City Clerk a cash deposit of \$25 to guarantee payment of such fees when due to the City Treasurer. It shall be the full and complete responsibility of the licensee of a mobile home park or owner of land on which the occupied mobile home is parked to collect such cash deposits from each occupied, nonexempt mobile home therein and remit such deposits to the City Clerk. Upon receipt of a notice from the owner or licensee that the nonexempt occupied mobile home has been or is about to be removed from the City, the Clerk shall direct the City Treasurer to apply said cash deposit to the balance due or to become due for any monthly parking permit fees

for which said owner is liable and refund the balance, if any, to said owner.

411.12 PENALTIES.

(1) Forfeiture. In addition to the penalties imposed by section 411.06, any person violating any provisions of this Chapter or failing to perform any duty imposed hereunder or committing any act prohibited hereby shall upon conviction thereof forfeit not less than \$50 nor more than \$400 together with the costs of prosecution and all applicable assessments, and in default of payment of such forfeiture and costs shall, upon order of the Circuit Court, be imprisoned in the Richland County Jail until payment is made, but not exceeding 90 days for each violation, provided that the forfeiture for violation of section 411.10 (3) shall not exceed \$25 plus costs and assessments. Each day of violation of any provision of this Chapter shall be deemed to constitute a separate offense.

(2) Other Remedies. In addition to the imposition of a forfeiture, the City may in appropriate circumstances proceed against any violation of this Chapter by means of injunction or other remedy available to it. Such proceeding shall not be deemed waived by the imposition of a forfeiture for the same violation, nor shall the imposition of a forfeiture be deemed a waiver of any other available remedies.