

CHAPTER 14
MOBILE HOMES AND MOBILE HOME PARKS

PART 1
MOBILE HOME PARKS

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GENERAL REFERENCES

Subdivision and land development — See Ch. 22.
Zoning — See Ch. 27.

PART 1**MOBILE HOME PARKS****§ 101. Definitions. [Ord. 4, 1/31/1994]**

The terms set forth below, when used in this Part, shall have the following meanings:

LICENSE — The license which a mobile home park operator must obtain pursuant to this Part.

LICENSEE — The operator of a mobile home park who has obtained a license pursuant to this Part.

MOBILE HOME — A transportable, single-family dwelling intended for permanent occupancy, office or place of assembly contained in one unit, or in two units designed to be joined into one integral unit capable of being separated for repeated towing, which arrives at a site complete and ready for occupancy except for minor and incidental unpacking and assembly operations and constructed so that it may be used without a permanent foundation.

MOBILE HOME LOT — A parcel of land in a mobile home park, improved with the necessary utility connections and other appurtenances necessary for the erection thereon of a single mobile home, which is leased by the park owner to the occupants of the mobile home erected on the lot.

MOBILE HOME PARK — A parcel of land under single ownership which has been planned and improved for the placement of mobile homes for non-transient use, consisting of two or more mobile home lots.

§ 102. Mobile Home Park Control. [Ord. 4, 1/31/1994]

1. No mobile home park shall be operated unless a mobile home park license is first obtained from the City pursuant to the provisions of this Part.
2. No mobile home park shall be licensed to operate pursuant to this Part unless such mobile home park has first received approval pursuant to the provisions of the City of St. Marys Subdivision and Land Development Ordinance [Chapter 22].

§ 103. Application for Original License. [Ord. 4, 1/31/1994]

Application for an original license shall be made in writing accompanied by a plan approved pursuant to the City of St. Marys Subdivision and Land Development Ordinance [Chapter 22], where required, and shall show the following information:

- A. Name and address of application.

- B. Zoning classification.

§ 104. Application for Renewal of License. [Ord. 4, 1/31/1994]

Application for renewal of license shall be made at least 30 days prior to expiration date and shall show the following information:

- A. Name and address of applicant.
- B. Any changes or alterations made or proposed to be made.

§ 105. Processing Procedure. [Ord. 4, 1/31/1994]

1. All applications shall be presented to the City Manager.
2. If the application is in proper order, the City Manager shall immediately forward the application to the City Council; if the application is not in order, the City Manager shall immediately return the application to the applicant with a statement of reasons why the application is not in proper order.
3. The City Manager shall take action on the application within 30 days from the date that the application is filed.
4. If the application is denied, the City Manager shall inform the applicant in writing as to the reasons for denial of the application.
5. The City Council may hold a public hearing on the application upon written notice to the applicant and publication of a notice of hearing at least three days prior to the hearing in a newspaper of general circulation in the City.

§ 106. License. [Ord. 4, 1/31/1994]

1. A mobile home park license issued pursuant to this Part shall be nontransferable.
2. A mobile home park license shall be subject to suspension or revocation for failure to comply with the terms of this Part and the terms of the City of St. Marys Subdivision and Land Development Chapter [Chapter 22].

§ 107. Management Responsibility. [Ord. 4, 1/31/1994]

The licensee shall be responsible for the following duties:

- A. The stable placement of each independent mobile home and installation of all utility connections.
- B. Maintaining a register containing the names of all park occupants and the registered owner of every mobile home.
- C. Notifying the tax collector of the arrival and departure of each mobile home.

- D. The maintenance and repair of utility services.
- E. The collection and removal of garbage and refuse.
- F. Giving the City free access for inspections at all reasonable times.
- G. Numbering lots and the display of numbers assigned for emergency management services response.

§ 108. Administration and Enforcement. [Ord. 4, 1/31/1994]

1. The City shall give the licensee written notice of any violation of this Part or the City Subdivision and Land Development Ordinance [Chapter 22] and shall specify that the violation shall be corrected within 20 days from the date of service of the notice and what the penalty shall be for failure to correct the violation.
2. The notice shall be served upon the licensee by either personal service or by certified mail.
3. Within 10 days from date of service of such notice, the licensee may request a hearing upon filing of a written petition setting forth the reasons for requesting a hearing and a payment of a fee as established from time to time by resolution of City Council.
4. Within 20 days after receipt of a request for hearing, the City Council shall hold a hearing and within 10 days thereafter render a written decision. A copy of the decision shall be served upon the licensee in the same manner as the notice of violation. If the licensee is found to be in violation, the written decision shall set forth that the licensee shall correct the violation within 10 days of service of the decision or suffer further penalties as provided in this Part.
5. Whenever the City finds that an emergency exists which requires immediate action to protect the public health or safety, it may without notice or hearing issue an order requiring that such action be taken as it may deem necessary to meet the emergency, including the suspension of the license.

§ 109. Fees. [Ord. 4, 1/31/1994]

The fees for a mobile home park license, payable with any application, shall be as established by resolution of the City Council.

§ 110. Penalties. [Ord. 4, 1/31/1994]

Any person who, after notice in accordance with § 108 of this Part, fails to correct the violation within the time specified in said notice or written decision of the City Council, shall be subject to any or all of the following penalties:

- A. A fine of not more than \$1,000 plus costs and, in default of payment of said fine and costs, to a term of imprisonment not to exceed 30 days.
- B. Revocation or suspension of license.
- C. An injunction or restraining order, limiting the operation of all or part of the mobile home park or preventing the licensee from collecting rentals from all or part of the park's residents.
- D. Each day of violation shall be considered a separate offense of this Part.

§ 111. Interpretation. [Ord. 4, 1/31/1994]

The provisions of this Part shall be interpreted in conjunction with the provisions of the City of St. Marys Subdivision and Land Development Ordinance [Chapter 22] as it pertains to mobile home parks.