

CHAPTER 12

MANUFACTURED AND MOBILE HOUSING

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Article 1. General Provisions

Section 12-1. Purpose.

1. The purpose of this Chapter is to provide areas within the corporate boundaries of the City of Elk City, Oklahoma, wherein the location and development of manufactured homes, manufactured home subdivisions, mobile homes, mobile home parks, recreational vehicle and mobile home subdivisions may be safely continued and encouraged.

2. It is the purpose of this Chapter to encourage the provision of alternative modest income housing in general residential areas by permitting the use of Type I and Type II Manufactured Homes, as defined herein, in all districts in which similar dwellings constructed on site are permitted, subject to the requirements and procedures set forth herein to assure acceptable similarity in exterior appearance between such Type I and Type II Manufactured Homes and dwellings that have been or might be constructed under these and other lawful regulations on adjacent or nearby lots in the same district.

3. It is the further purpose of this Chapter to encourage the provision of alternative modest income housing in certain residential areas by permitting the use of Type III Manufactured Housing, as defined herein, in certain specified districts, when they are shown to meet the requirements and procedures set forth herein.

4. It is the purpose of this Chapter to recognize mobile homes constructed prior to June 15, 1976, as distinct and different from units designated as Manufactured Homes Type I, II and III, and to prescribe appropriate procedures and requirements for their placement in the community.

5. The regulations set forth in this Chapter are designed to promote stable neighborhoods, prevent health and safety hazards and encourage the economical and orderly development and operation of manufactured home subdivisions, mobile home parks and subdivisions, and recreational vehicle.

Section 12-2. Definitions.

For the purpose of this Chapter, the following, terms words and phrases shall have the meanings indicated herein below:

1. **Add-A-Room Unit.** The term "add-a-room unit" shall mean a unit of manufactured housing, not designed as a part of the original structure, which may have less occupied space than a manufactured housing section.

2. **Approved.** The word "approved" shall mean acceptable to the appropriate authority having jurisdiction, by reason of investigation accepted principles, or tests by nationally recognized organizations.

3. **Anchoring System.** The term "anchoring system" shall mean an approved system of straps, cables, turnbuckles, chains, ties, or other approved materials used to secure a manufactured or mobile homes.

4. **ANSI/NFPA 501 A Standard for Installation of(Manufactured) Mobile Homes.** The term "ANSI/NFPA 501 A Standard for Installation of (Manufactured) Mobile Homes" shall mean those model mobile homes, as adopted and copyrighted by the National Fire Protection Association and the Manufactured Housing Institute.

5. **Building Code.** The term "building code" shall mean the officially adopted building code in effect within the Municipality.

6. **Expando Unit.** The term "expando unit" shall mean an expandable manufactured housing unit.

7. **Foundation Code.** The term "foundation code" shall mean the "Standard for the Permanent Installation of Manufactured Homes" as adopted by Ordinance.

8. **Foundation Siding/Skirting.** The term "foundation siding/skirting" shall mean a type of wainscoting constructed of fire and weather resistant material, such as aluminum, asbestos board, treated pressed wood or other approved materials, enclosing the entire under-carriage of the manufactured or mobile home.

9. **Health Officer.** The term "Health Officer" shall mean the legally-designated health authority of the City of Elk City, Oklahoma (or his authorized representative), or the authorized representative of the Elk City County Health Department, or the State Department of Health.

10 **Inspection Officer.** The term "inspection officer" shall mean the Building Official of the City of Elk City, Oklahoma, or his authorized agent.

11 **Licensee.** The word "licensee" shall mean any person licensed to operate and maintain a mobile home park under the provisions of this Chapter.

12. **Manufactured Home.** The term "manufactured home" shall mean a dwelling unit fabricated on or after June 15, 1976, in an off-site manufacturing facility for installation or assembly at the building site, bearing a seal certifying that it is built in compliance with the federal Manufactured Housing Construction and Safety Standards Code. The three types of manufactured home (TYPE I, TYPE II, and TYPE III) are defined as meeting all of the appropriate requirements of Section 4 of this Chapter.

13 **Manufactured or Mobile Home Community (Park).** The term "manufactured or mobile home community (park)" shall mean a parcel of land on which two (2) or more manufactured or mobile homes are occupied as residences.

14. **Manufactured Home Subdivision.** The term "manufactured home subdivision" shall mean a parcel of land platted for subdivision according to all requirements of the comprehensive plan, designed or intended for lots to be conveyed by deed to individual owners for residential occupancy primarily by manufactured homes.

15. **Manufactured Housing Construction and Safety Standards Code.** The term "manufactured housing construction and safety standards code" shall mean Title VI of the 1974 Housing and Community Development Act (42 U.S.C. 5401 et sequential), as amended (previously known as the federal Mobile Home Construction and Safety Act), rules and regulations adopted hereunder (including information supplied by the home manufacturer, which has been stamped and approved by a Design Approval Primary Inspection Agency, an agent of the U.S. Department of Housing and Urban Development pursuant to HUD rules), which become effective for mobile/manufactured home construction on June 15, 1976.

16. **Mobile Home.** The term "mobile home" shall mean a transportable structure larger than three hundred and twenty (320) square feet, designed to be used as a year-round residential dwelling, and built prior to the enactment of the federal Mobile Home Construction and Safety Act of 1974, which became effective for all mobile home construction June 15, 1976.

17. **Mobile Home, Dependent.** The term "dependent mobile home" shall mean any poses of regulation under this Chapter, a dependent mobile home shall be considered to be the same as a recreational vehicle, unless otherwise specified.

18. **Mobile Home, Independent.** The term "independent mobile home" shall mean any mobile home which meets the minimum gross floor area or habitable space requirement of any municipal regulations, and which has a flush toilet and a bath or shower. Unless otherwise indicated in the text of this Chapter, the term "mobile home" shall mean an independent mobile home.

19. **Mobile Home Space.** The term "mobile home space" shall mean a plot of ground within a mobile home park designed for the accommodation of one (1) mobile home, and not located on a mobile home sales lot.

20. **Mobile Home Subdivision.** The term "mobile home subdivision" shall mean any subdivision designed and intended for residential use, where residence is in mobile homes exclusively, and mobile home lots are sold for occupancy.

21. **Non-Residential Mobile Trailer.** The term "non- residential mobile trailer" shall mean any vehicle having the basic characteristics of either a mobile home travel trailer, but which is used for purposes other than residential and is not being offered for sale (as indicated by clearly displayed sign on or near the trailer).

22. **Occupied Space.** The term "occupied space" shall mean the total area of earth horizontally covered by the structure, excluding accessory structures, such as, but not limited to, garages, patios and porches.

23. **Park.** The term "park" shall mean a mobile home and/or recreational vehicle park.

24. **Permanent Foundation.** The term "permanent foundation" shall mean any structure system for transposing loads from a structure to the earth at a depth below the established frost line without exceeding the safe bearing capacity of the supporting soil.

25. **Permanent Perimeter Enclosure.** The term "permanent perimeter enclosure" shall mean a permanent perimeter system completely enclosing the space between the floor joists of the home and the ground.

26. **Permittee.** The term "permittee" shall mean any person to whom a temporary permit is issued to maintain or operate a mobile home park under the provisions of this Chapter.

27. **Public Water or Sewer System.** The terms "public water system" or "public sewer system" shall mean any such system built and owned by, or dedicated to and accepted by, the City of Elk City, Oklahoma; all other such systems shall be deemed private systems.

28. **Recreational Vehicle.** The term "recreational vehicle" shall mean a portable vehicular structure not built to the federal Manufactured Housing Construction and Safety Standards Code (or the obsolete ANSI 119.1 Mobile Home Design and Construction Standard) designed for travel, recreational camping or vacation purposes, either having its own motor power or mounted onto or drawn by another vehicle, and including but not limited to, travel and camping trailers, truck campers, and motor homes.

29. **Recreational Vehicle Park.** The term "recreational vehicle park" shall mean any plot or ground upon which two (2) or more recreational vehicles, occupied for dwelling or sleeping purposes are located, regardless of whether or not a charge is made for such accommodations.

30. **Mixed Park.** The term mixed park shall mean a mobile home park that has six (6) or more spaces dedicated to recreational vehicles.

31. **Recreational Vehicle Space.** The term "recreational vehicle space" shall mean a plot of ground within a recreational vehicle park designed for accommodation of one (1) recreational vehicle.

32. **Rural Area.** The term "rural area" shall mean any area within the existing or future corporate boundaries of the City of Elk City, Oklahoma, which is Zoned agriculturally; this shall not include areas Zoned for low-density, residential estates type uses.

33. **Section.** The word "section" shall mean a unit of a manufactured home at least ten (10) body feet in width and thirty (3) body feet in length.

34. **Service Building.** The term "service building" shall mean any building housing toilet and bathing facilities for men and/or women, and may also include buildings containing laundry facilities and other facilities, as required by this Chapter or desired by the park operator.

35. **Special Exception Permit.** The term "special exception permit" shall mean a device for, permitting a use within a district other than a principally permitted use.

36. **Support System.** The term "support system" shall mean a pad or a combination of footings, piers, caps, plates, and shims, which, when properly installed, support the manufactured or mobile home.

37. **Urban.** The word "urban" shall mean all areas within the existing or future corporate boundaries of the City of Elk City, Oklahoma, Zoned for urban intensity development.

Section 12-3. Permitted Placement.

The establishment, location, and use of manufactured homes as permanent residences approved individually, by specific materials, or by design, shall be permitted in any zone permitting installation of a dwelling unit, subject to requirements and limitations applying generally to such residential use in the district, and provided such homes shall meet the following requirements and limitations:

1. The dwelling shall meet the appropriate Exterior Appearance Standards Section, as hereinafter set forth;

2. The dwelling shall be sited in a district where such use is permitted in the uses Permitted Section, as hereinafter set forth;

3. The dwelling shall receive all required permits and conform with Comprehensive Plan and other ordinances of the City of Elk City, Oklahoma, if applicable.

Section 12-4. Non-Residential Mobile Trailers.

1. No non-residential mobile trailer shall be permitted in the City of Elk City, Oklahoma, unless a license for its operation is issued by the inspection officer.
2. Such license shall specify the permitted use of the non- residential mobile trailer, the location of such operation and the termination date of the permit.
3. No license shall be issued for a use which would violate any local, State or Federal Ordinance, Law or regulation.
4. An annual fee of twenty-five dollars (\$25.00) shall be charged for each non-residential mobile trailer license; provided, that no governmental or non-profit agency shall be charged for such a fee.
5. Operation of non-residential trailers by contractors or construction projects for which building permits have been issued or which are otherwise approved by governmental units is permitted during the term of such construction project, without issuance of a license.
6. This Section shall not be construed as permitting or authorizing the permanent location of any non-residential mobile trailer within the City of Elk City, Oklahoma.

Section 12-5. Non-Conforming Homes.

1. A manufactured or mobile home placed and maintained on a tract of land and deemed to be a legal non-conforming use prior to the adoption of this ordinance, shall continue to be a legal non-conforming use. If the non-conforming use is discontinued, the owner has a period of sixty (60) days to replace the existing mobile home with another home that meets the provisions of this ordinance. The land thereafter must be used in conformity with all provisions of the Zoning Ordinance.

Section 12-6. Structural Additions or Alterations.

1. Due to its integral design, any structural alteration or modification of a manufactured or mobile home after it is placed on the site must be approved by the Building Inspector or other authorized administrative official of the City of Elk City. All structural additions shall comply with the City of Elk City's Building Codes.

Section 12-7. Movement over Roadways.

1. Movement of manufactures homes and mobile homes over the roadways of the City of Elk City, Oklahoma shall be allowed consistent with the following obligations:

- a. Protection of the motoring public from potential traffic hazards;
- b. Protection of highway surfaces, structures and private property; and
- c. Provision for normal flow of traffic with a minimum of interference.

2. Before manufactured homes or mobile homes enter or leave the City limits of Elk City, Oklahoma, or are transported within the City limits of the City of Elk City, Oklahoma, the owner thereof shall:

- a. Provide advance written notice, with all particulars set forth therein, to the Elk City Police Department not less than one hour before the intended movement commences;
- b. Provide advance written notice, with all particulars set forth therein, notice in writing to the Elk City Municipal Inspection Department not less than twenty-four hours before the intended movement commences.

3. Movement of manufactured homes and mobile homes is prohibited within the City limits of Elk City, Oklahoma between the hours of 7:00 o'clock A.M. to 9:00 o'clock A.M., 11:00 o'clock A.M. to 2:00 o'clock P.M. and 4:00 o'clock P.M. to 7:00 o'clock P.M.

Sections 12-8 through 12-9. (Reserved for future use.)

Article 2. Manufactured Homes.

Section 12-10. Exterior Appearance Standards.

Manufactured homes shall be classified as to acceptable compatibility or similarity in appearance with site-constructed residences, as set forth in the following sections.

Section 12-11. Type I Manufactured Home.

Type I manufactured home shall:

1. Have more than 950 square feet of occupied space in a typically double-section or larger multi-section unit;
2. Be placed onto a permanent foundation;

3. Utilize a permanent perimeter enclosure in accordance with approved Installation Standards, as specified in Section 12-16;
4. Be anchored to the ground, in accordance with the City of Elk City Codes and to the manufacturer's specifications;
5. Have wheels, axles, and hitch mechanisms removed;
6. Have utilities connected in accordance with the local codes and manufacturer's specifications;
7. Have siding material of type customarily used on site- constructed residences;
8. Have roofing material of a type customarily used on site-constructed residences;
9. Have open, covered, and/or enclosed parking structure which is compatible with other housing in immediate area, and all parking surfaces shall be hard surfaced.

Section 12-12. Type II Manufactured Home.

Type II manufactured home shall:

1. Have more than 720 square feet of occupied space in a single, double, expando, or multi-section unit (including those with add-a-room units);
2. Be placed onto a permanent foundation;
3. Utilize a permanent perimeter enclosure in accordance with approved Installation Standards, as specified in Section 12-16;
4. Be anchored to the ground, in accordance with manufacturer's specifications and local codes;
5. Have wheels, axles, and hitch mechanisms removed;
6. Have utilities connected in accordance with manufacturer's specifications or the local codes, whichever is more restrictive;
7. Have siding material of a type customarily used on-site constructed residences;
8. Have roofing material of a type customarily used on-site constructed residences;
9. Have covered and/or enclosed parking structure which is compatible with other housing in an immediate area, and all parking surfaces shall be hard surfaced.

Section 12-13. Type III Manufactured Home.

Type III manufactured home shall:

1. Have more than 400 square feet of occupied space in a single, double, expando, or multi-section unit (including those with add-a-room units);
2. Be placed onto a support system in accordance with approved Installation Standards, as specified in Section 12-16;
3. Be enclosed with foundation siding/skirting in accordance with approved Installation Standards, as specified in Section 12-16;
4. Be anchored to the ground, in accordance with manufacturer's specifications and the local codes;
5. Have utilities connected, in accordance with manufacturer's specifications or the local codes.

Section 12-14. Mobile Homes.

For purpose of determining appropriateness for placement, mobile homes shall:

1. Have more than three hundred and twenty (320) square feet of occupied space;
2. Be placed onto support system, in accordance with approved Installation Standards, as specified in Section 12-16;
3. Be enclosed with foundation siding/skirting in accordance with approved Installation Standards, as specified in Section 12-16;
4. Be anchored to the ground, in accordance with manufacturer's specifications and local codes;
5. Have utilities connected, in accordance with manufacturer's specifications and local codes.

Section 12-15. Uses Permitted.

Manufactured or mobile homes are permitted uses, as follows:

1. **Agricultural District (A-1).** Permitted uses are Type I, II, and III manufactured homes. Mobile homes may be permitted with a special exception permit.

2. **Single-Family Residential District (R-1).** Manufactured homes shall not be located in a Single-Family Residential District (R-1) unless (1) consent in writing is first obtained from 75 percent of all property owners within the city limits within a radius of 300 feet from the outside perimeter of the lot lines of the proposed location; (2) the owner in fee simple of the residential property and the title holder of the manufactured home are and remain one and the same; (3) the owner or members of owner's immediate family are the only persons who will occupy the manufactured home; (4) the manufactured home improves the surrounding area; (5) a permit is obtained from the City of Elk City; (6) the manufactured home has at least 1,200 square feet of floor space; and (7) the manufactured home is located on a lot of at least 14,000 square feet. In addition, the manufactured home shall be subject to all other zoning requirements for Single Family Residential District (R-1). Further, a single contiguous tract of land may house only one manufactured home. Subject to compliance with said requirements, permitted uses are Type I manufactured home. Subject to compliance with said requirements, Type II and III may be permitted with a Special Exception Permit. Mobile homes are prohibited.

3. **Two-Family Residential District (R-2).** Manufactured homes shall not be located in a Two-Family Residential District (R-2) unless (1) consent in writing is first obtained from 75 percent of all property owners within the city limits within a radius of 300 feet from the outside perimeter of the lot lines of the proposed location; (2) the owner in fee simple of the residential property and the title holder of the manufactured home are and remain one and the same; (3) the owner or members of owner's immediate family are the only persons who will occupy the manufactured home; (4) the manufactured home improves the surrounding area; (5) a permit is obtained from the City of Elk City; (6) the manufactured home has at least 1,200 square feet of floor space; and (7) the manufactured home is located on a lot of at least 14,000 square feet. In addition, the manufactured home shall be subject to all other zoning requirements for Two-Family Residential District (R-2). Further, a single contiguous tract of land may house only one manufactured home. Subject to compliance with said requirements, permitted uses are Type I manufactured home. Subject to compliance with said requirements, Type II and III may be permitted with a Special Exception Permit. Mobile homes are prohibited. (amended 5/6/2024)

4. **Multi-Family Residential District (R-3).** Manufactured homes shall not be located in a Multi-Family Residential District (R-3) unless (1) consent in writing is first obtained from 75 percent of all property owners within the city limits within a radius of 300 feet from the outside perimeter of the lot lines of the proposed location; (2) the owner in fee simple of the residential property and the title holder of the manufactured home are and remain one and the same; (3) the owner or members of owner's immediate family are the only persons who will occupy the manufactured home; (4) the manufactured home improves the surrounding area; (5) a permit is obtained from the City of Elk City; (6) the manufactured home has at least 1,200 square feet of floor space; and (7) the manufactured home is located on a lot of at least 14,000 square feet. In addition, the manufactured home shall be subject to all other zoning requirements for Multi-Family Residential District (R-3). Further, a single contiguous tract of land may house only one manufactured home. Subject to compliance with said requirements, permitted uses are Type I manufactured home. Subject to compliance with said requirements, Type II and III may be

permitted with a Special Exception Permit. Mobile homes are prohibited. (amended 5/6/2024)

5. **Residential Estate District (R-4).** Manufactured homes shall not be located in a Residential Estate District (R-4) unless (1) consent in writing is first obtained from 75 percent of all property owners within the city limits within a radius of 300 feet from the outside perimeter of the lot lines of the proposed location; (2) the owner in fee simple of the residential property and the title holder of the manufactured home are and remain one and the same; (3) the owner or members of owner's immediate family are the only persons who will occupy the manufactured home; (4) the manufactured home improves the surrounding area; (5) a permit is obtained from the City of Elk City; (6) the manufactured home has at least 1,200 square feet of floor space; and (7) the manufactured home is located on a lot of at least 14,000 square feet. In addition, the manufactured home shall be subject to all other zoning requirements for Residential Estate District (R-4). Further, a single contiguous tract of land may house only one manufactured home. Subject to compliance with said requirements, permitted uses are Type I manufactured home. Subject to compliance with said requirements, Type II and III may be permitted with a Special Exception permit. Mobile homes are prohibited.

6. **Convenience Commercial District (C-1).** Allows no permitted uses. Types I, II, III and mobile homes may be permitted with a special exception permit.

7. **Highway Commercial and Commercial Recreation District (C- 2).** Allows no permitted uses. Types I, II, III and mobile homes may be permitted with a special exception permit.

8. **General Commercial District (C-3).** Allows no permitted uses. Types I, II, III and mobile homes may be permitted with a special exception permit.

9. **Light Industrial District (I-1).** Allows no permitted uses and all uses are prohibited.

10. **Manufactured Home Park.** Permitted uses are Type I, II, III and mobile homes.

11. **Manufactured Home Subdivision (MHS).** Permitted uses are Type I and II. Type III and mobile homes are prohibited.

Section 12-16. Installation Standards.

Manufactured or mobile home installation standards are as follows:

1. **Permanent Perimeter Enclosure.** Those manufactured homes designated in the zoning ordinance as requiring perimeter enclosure must be set onto an excavated area, with permanent perimeter enclosure, foundations, footings and crawl space or basement walls constructed in accordance with the terms of the Foundation Code. The space between the floors of the home and the excavated underfloor grade shall be completely enclosed with the permanent perimeter enclosure (except for required openings).

2. **Foundation Siding/Skirting (For Temporary Structures).** All manufactured or mobile homes without a permanent perimeter enclosure shall have an approved foundation siding/skirting enclosing the entire perimeter of the home. Foundation siding/skirting and back-up framing shall be weather resistant, non-combustible or self-extinguishing materials, which blend with the exterior siding of the home. Below grade level and for minimum distance of six (6) inches above finish grade, the materials shall be unaffected by decay or oxidation. The siding shall be installed in accordance with manufacturer's recommendations or approved equal standards. The siding shall be ventilated by openings, which shall have a net area of not less than one and one-half (1 1/2) square feet for each twenty-five (25) linear foot of exterior perimeter. The openings shall be covered with corrosion resistant wire mesh not less than one-half (1/2) inch in any dimension. The underfloor area shall be provided with an eighteen (18) inch by twenty-four (24) inch minimum size access crawl hole, which shall not be blocked by pipes, ducts, or other construction interfering with the accessibility of the underfloor space, or other approved access mechanism.

3. **Support System.** All HUD-Code Type I and Type II manufactured home load-bearing foundations shall be installed in conformance with the regulations in the Foundation Code and with the manufacturer's installation specifications. All HUD-Code

Type III manufactured homes and all mobile homes not placed on a permanent foundation, shall be installed on a support system in conformance with the manufacturer's installation specifications or with the Foundation Code.

Sections 12-17 through 12-19. (Reserved for future use.)

Article 3. Manufactured Home Subdivision.

Section 12-20. Manufactured Home Subdivisions.

1. Manufactured home subdivisions shall comply with the adopted Subdivision Regulations and Zoning Ordinance of the City of Elk City, Oklahoma, except as otherwise provided herein.

2. The minimum size of a manufactured home subdivision shall be ten (10) acres.

3. Type III manufactured homes and mobile homes are not permitted in manufactured home subdivisions.

Sections 12-21 through 12-29. (Reserved for future use.)

Article 4. Mobile Home, Recreational Vehicle Park and Mixed Park.

Section 12-30. Licenses and Temporary Permits; Requirements; Procedures; Fees.

1. It shall be unlawful for any person to construct, maintain or operate any mobile home park or recreational vehicle park or mixed park within the corporate limits of the City of Elk City, Oklahoma, unless he holds a valid license issued annually by the City of Elk City. License shall include the name of the owner of the park, name of the park manager, if different from owner, and the name of the park, except that the maintenance or operation of a mobile home park or recreational vehicle park or mixed park in existence on the effective date of this Chapter may be continued under a temporary permit (not to exceed one (1) year) for such period of time and under such conditions as are herein after described.

2. Application shall be made to the City of Elk City and shall issue a license upon compliance by the applicant with all pertinent provisions of this and other ordinances and regulations of the City of Elk City, Oklahoma. Every person holding such a license shall notify the City of Elk City in writing within twenty four (24) hours after having sold, transferred, given away or otherwise disposed of, interest in or control of, any mobile home park or recreational park or mixed park. Such notice shall include the name and address of the person succeeding to the ownership or control of such mobile home park, or recreational vehicle park, or mixed park.

3. Application for license shall be in writing, signed by the application, and accompanied by an affidavit of the applicant as to the truth of the application, and shall contain the following:

- a. Name and address of the owner and manager's name and address if different;
- b. Location and legal description and name of the park;
- c. A complete plan of the park, showing compliance with all applicable provisions of this Chapter and regulations promulgated hereunder; and
- d. Such further information as may be requested by the City of Elk City.

4. Applications for renewals of licenses shall be made, in writing, by the holder of the license and shall contain the following:

- a. Any change in the information submitted since the time the original license was issued, or the latest renewal granted; and
- b. Other information requested by the City of Elk City.

5. A complete plan, for the purpose of obtaining a license to be issued, shall show:

- a. The area and dimensions of the tract of land;

- b. The number, locations and size of all mobile home and/or recreational vehicle spaces;
- c. The location and width of roadways, walkways, buffer strips and recreational area;
- d. The location of service buildings and other proposed structures;
- e. The location and size of utility lines and treatment facilities; and
- f. Plans and specifications of all buildings and other improvements constructed, or to be constructed, within the park.

6. Whenever the City of Elk City finds conditions or receives a complaint of violations of this Chapter, or of any regulations adopted pursuant thereto, they shall give notice, in writing, to the person to whom the license was issued, that, unless such conditions or practices be corrected within a reasonable period of time (specified in the notice), the license will be suspended. At the end of such period, not to exceed ninety (90) days, the City of Elk City shall re-inspect such park, and, if such conditions or practices have not been corrected, they shall suspend the license and give notice, in writing, of such suspension to the person to whom the license was issued. Upon receipt of notice of suspension, such person shall cease operation of such park except as may be provided hereinafter.

7. Any person whose permit has been denied or suspended, or who has received notice from the City of Elk City that this permit will be suspended unless certain conditions or practices at the park are corrected, may request and shall be granted a hearing on the matter before the City Commission; provided, that when no petition for such hearing shall have been filed within ten (10) days following the day on which notice of suspension was served, such license shall be deemed to have been automatically revoked at the expiration of such ten (10) day period.

8. The City Clerk shall charge and collect fifty dollars (\$50.00) for the annual license or permit for mobile homes or recreational vehicle parks or a mixed park.

**Section 12-31. Inspection of Mobile Home and Recreational Vehicle
Parks and Mixed Parks.**

1. The City of Elk City shall have the power to inspect the outside premises of private or public property for the purposes of inspecting and investigating conditions relating to the enforcement of this Chapter or of regulations promulgated hereunder.

2. The City of Elk City shall have the power to inspect the register containing a record of all mobile homes or recreational vehicles and occupants using the park.

3. It shall be the duty of every occupant of a park to give the owner thereof, or his agent or employee, access to any part of the park, or their premises, at reasonable times for the purpose of making such repairs or alterations adopted hereunder, or with lawful order issued pursuant to the provisions of this Chapter.

Section 12-32. Notices, Hearings and Orders.

1. Whenever the City of Elk City determines violations of pertinent regulations exist, the City of Elk City shall notify the licensee or permittee of such alleged violation(s). Such notice shall:

- a. Be in writing;
- b. Include a statement of the reasons for its issuance;
- c. Contain an outline of remedial action, which if taken, will affect compliance with provisions of this Chapter and other pertinent regulations;
- d. Allow a reasonable time, not to exceed ninety (90) days, for the performance of any act it requires; and
- e. Be served upon the owner or his agent as the case may require; provided, that such notice or order shall be deemed as properly served upon owner or agent when a copy thereof has been sent by certified mail to his last known address.

2. Any person affected by any notice issued under this Chapter or resulting regulation, may request and shall be granted a hearing on the matter before the City Commission; provided, that such person shall file with the City of Elk City a written request for such hearing, setting briefly the grounds for such request, within ten (10) days after the day the notice was served. The filing of such request shall state the notice of suspension of permits and licenses, except in cases of orders issued under subsection 4, below.

3. Any person aggrieved by the decision of the City Commission may seek relief in District Court.

4. Whenever the City of Elk City finds that an emergency exists which requires immediate action to protect the public health, they may, without notice or hearing, issue an order reciting the existence of such an emergency and requiring that such action be taken as they deem necessary to meet the emergency, including the suspension of the permit. Any person to whom such an order is directed shall comply therewith immediately, but upon petition to the City Commission, shall be afforded a hearing at the next regular meeting, which petition shall serve to temporarily stay the effect of the order.

Section 12-33. Supervision.

The licensee, permittee or a duly authorized attendant or caretaker, shall be charged at all times with keeping the park, its facilities and equipment in a clean orderly and sanitary condition. The attendant or caretaker shall be answerable, with the licensee or permittee, for the violation of any provision of this Chapter to which the licensee or permittee is subject.

Section 12-34. Posting of License and Temporary Permit.

The license certificate or temporary permit shall be conspicuously posted in the office of, or on the premises of, the mobile home park or recreational vehicle park or mixed park at all times.

Section 12-35. Location and Design Consideration for Mobile Home and Recreational Vehicle Parks and Mixed Parks.

1. Parks shall be of three (3) types: (a) mobile home parks, (b) recreational vehicle park and (c) mixed park. No more than five (5) recreational vehicles (in designated separate area) are allowed in a mobile home park, which are rented on a monthly basis and hooked to their own electric meter. No mobile home shall be located in a recreational vehicle park. In a mixed park, separate areas shall be reserved and posted for mobile homes and for recreational vehicle sector; no recreational vehicle shall be permitted in the mobile home sector.

2. All mobile home parks, recreational vehicle parks and mixed parks shall be located on a well-drained site, properly graded to insure proper drainage and freedom from stagnant pools of water; drainage shall not endanger any water supply.

3. The minimum area of any park shall be five (5) acres. Parks in existence on the effective date of this Chapter can continue to operate with less than five (5) acres area; however, if the park is to be expanded, it must at that time have a minimum area of five (5) acres.

4. Intensity of development shall be limited to no more than ten (10) mobile homes per gross acre for a mobile home park, and no more than twenty-five (25) recreational vehicles per gross acre for a recreational vehicle park. A combination of the above will be used for mixed park. (Area used for sewerage treatment facilities shall not be included in density computations.) Mobile home spaces shall be at least thirty (30) feet wide and recreational vehicle spaces shall be at least eighteen (18) feet wide.

5. Every mobile home and recreational vehicle space shall be clearly defined so that the City of Elk City can inspect to see the parks are in compliance with the provisions of this Chapter. Mobile homes and recreational vehicles shall be parked in such spaces, so that, at the nearest point, they shall be ten (10) feet from the service road, five (5) feet from the rear lot line

and at least ten (10) feet from any other mobile home or recreational vehicle.

6. It shall be unlawful to locate a mobile home or recreational vehicle less than twenty-five (25) feet from any public street or highway right-of-way, or so that any part of such mobile home or recreational vehicle will obstruct any roadway or walkway of such park.

7. It shall be unlawful to permit a mobile home to occupy a recreational vehicle space, a recreational vehicle to occupy a mobile home space and for any mobile home or recreational vehicle to be located in a park unless in a designated mobile home or recreational vehicle space.

8. All mobile home spaces or recreational vehicle spaces shall abut upon a sealed surface interior streets of not less than twenty (20) feet in width, if on street parking is prohibited, and twenty-six (26) feet in width, if on street parking is permitted on one (1) side of the street only. Interior streets must have unobstructed access to a public street or highway.

9. In mobile home or recreational vehicle or mixed parks existing at the effective date of this Chapter, parking on or adjacent to the street within the park is permissible as long as it does not obstruct free movement of traffic. Whether or not a safety hazard exists is a question to be determined by the Planning and Zoning Commission, with final appeal to the City Commission, if it is determined that a safety hazard does in fact exist, the parks concerned will be required to comply with the following provisions:

- a. In new mobile home parks, at least two (2) clearly defined parking spaces will be provided for each space either on, or adjacent to, the space.
- b. In new recreational vehicle parks, at least one (1) clearly defined parking space shall be provided for each space either on, or adjacent to, the space.
- c. In new mixed parks, at least two (2) clearly defined parking spaces will be provided for each mobile home space and one (1) clearly defined parking space for recreational vehicle space either on, or adjacent to, the space.

10. All interior streets and walkways within a park shall be at least asphalt-oil-rock sealed and surfaced.

11. New mobile home parks should abut, and have their major means of ingress and egress on at least a secondary thoroughfare. Recreational vehicle parks and mixed parks shall abut, and have their major means of ingress and egress on at least a primary thoroughfare.

12. All mobile home parks, recreational vehicle parks or mixed parks shall have and maintain a solid screened fence or solid screen of not less than six (6) feet in height along park boundaries, if abutting any zoning other than A-1, or not bordering a street. All materials for screening shall provide a visibility barrier and shall be of sufficient strength to withstand normal winds and other weather occurrences common to the area.

Section 12-36. Service Building for Recreational Vehicle Parks and Mixed Parks.

1. Each recreational vehicle park and mixed park shall provide one (1) service building adequately equipped with flush type toilet fixtures and sanitary facilities. Each park shall have two (2) private toilets for females, two (2) toilets for males, two (2) lavatories and shower and private dressing rooms for each sex.

2. Each additional service building shall provide at least one (1) private toilet for females, one (1) toilet for males, one (1) lavatory and shower and private dressing room for each sex.

3. Service building shall:

- a. Be of permanent construction or a building meeting all requirements of the International Building Code (IBC) and be adequately lighted;
- b. Be of moisture-resistant materials, to allow frequent washings and cleansing;
- c. Have adequate heating facilities to maintain a temperature of seventy (70E) degrees Fahrenheit during cold weather, and to supply adequate hot water during time of peak demands; and
- d. Have all rooms well ventilated, with all openings effectively screened.

4. Laundry facilities will be required in a recreational vehicle park or a mixed park with six (6) or more recreational vehicle spaces. Laundry facility will have at least one (1) laundry unit and shall be in a separate, soundproof room of a service building or in a separate building. A laundry unit shall consist of at least one (1) mechanical dryer and at least one (1) clothes washing machine.

5. All service buildings if required and the grounds of the park shall be maintained in a clean condition and kept free of any condition that will menace the health of any occupant or the public or constitute a menace.

Section 12-37. Sewage Disposal for Mobile Home Parks.

1. Waste from showers, bathtubs, flush toilets, lavatories and laundries in service and other buildings within the park shall be discharged into a public sewer and disposal plant, septic tank system or private sewer and lagoon system, of such construction and in such manner as approved by the Oklahoma State Department of Health and in accordance with all applicable Ordinances of the City of Elk City, Oklahoma.

2. Each mobile home space shall be provided with at least a three (3) inch sewer connection at least four (4) inches above the surface of the ground. The sewer connection should be protected by a concrete collar at least four (4) inches thick and have a minimum outside diameter of twenty-four (24) inches. The sewer connection shall be fitted with a standard ferrule and close nipple, and provided with a screw cup. Connection between the mobile home drain and the sewer must be watertight and self- draining. Mobile homes with fixtures from which back-siphonage may occur shall not be connected to the parks water system until the defect has been corrected.

3. In the event that a public water system is, or becomes available, within three hundred (300) feet of a mobile home or recreation vehicle park or a mixed park, connection must be made to the public system within one hundred eight (180) days.

4. The design of private sewage treatment facilities shall be based on the maximum capacity of the park. Effluent from sewage treatment facilities shall not be discharge into the watershed of the Municipal Lake, or any other water of the State. 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 Oklahoma State Health Department must approve the type of treatment proposed and the design of any disposal facilities and sewer system, prior to construction.

5. Every mobile home occupying a mobile home park space shall tie onto the park sewerage system and shall dump any accumulated wastes into the system. Every recreational vehicle shall dump all accumulated waste into a receptacle provided in the recreational vehicle park upon entering and upon leaving the park. Such receptacles must be approved by the Oklahoma State Health Department. Any other dumping of accumulated waste within the City of Elk City, Oklahoma, is prohibited.

6. Sewer connections shall be watertight. Park licenses shall maintain trailer and mobile home connections to sewer and water systems in good condition and be responsible that there is no sewage or water leakage on park premises.

7. No permanent sewer connection shall be made to recreational vehicle spaces.

Section 12-38. Water Supply for Mobile Home Park.

1. An accessible, adequate, safe and potable supply of water shall be provided in each park, capable of furnishing a minimum of two hundred and fifty (250) gallons per day, per mobile home space. Where a public supply of water of such quality is available, within three hundred (300) feet, or becomes available within three hundred (300) feet, connection shall be made thereto and its supply shall be used exclusively. Where private water supplies must be developed, the health officer must approve the location, construction and development of the water well, pipe system and connections. No private source other than a water well shall be used.

2. The water system of the mobile home park shall be connected by pipes to all

buildings and all mobile home spaces. Each mobile home shall be provided with a cold water tap at least four (4) inches above the ground. An adequate supply of hot water shall be provided at all times, in the service buildings, for all bathing, washing, cleansing and laundry facilities.

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 non-potable or questionable water supplies, and shall be protected against the hazards of backflow or back-siphonage. All water connections shall be weather-tight.

4. Where drinking fountains are provided for public use, they shall be of a type and in locations approved by the Health Officer.

5. Individual water-service connections which are provided for direct use by mobile homes or recreational vehicles shall be of such construction so that they will not be damaged by the parking of such mobile homes or recreational vehicles. The park system shall be adequate to provide twenty (20) pounds per square inch of pressure at all mobile home or recreational vehicle connections.

6. Provisions shall be made within one-hundred and fifty (150) feet of each recreational vehicle space to supply water for recreational vehicle reservoirs.

7. No well-casing, 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. All floors shall be watertight and sloped from the pump pedestal to the drain, and floors shall extend at least two (2) feet from the well in all directions. The pedestal shall not be less than twelve (12) inches above the floor. This shall not be construed as prohibiting submersible pumps.

8. All water storage reservoirs shall be watertight, and constructed of impervious material; all overflows and vents of such reservoirs shall be effectively screened. Open reservoirs are prohibited. Manholes shall be constructed with overlapping covers, so as to prevent the entrance of contaminated material. Overflow pipes from a reservoir shall not connect to any pipe in which sewage or polluted water may back up.

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

10. No water well shall draw water from any sands reserved to the City of Elk City, Oklahoma, for its use, except as many be otherwise permitted by Ordinances of the City of Elk City, Oklahoma.

11. No permanent water connections shall be made to recreational vehicle spaces.

Section 12-39. Refuse Disposal for Mobile Home Parks.

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

2. All refuse shall be stored in fly-tight, water-tight and rodent-proof containers, which shall be located within one hundred and fifty (150) feet of any mobile home or recreational vehicle space. Containers shall be provided in sufficient numbers 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 for being tipped, to minimize spillage and container deterioration, and to facilitate cleaning around them. Lids for containers shall be permanently connected to racks or holders with chains or other flexible materials.

4. All refuse shall be collected at least once weekly, or as otherwise required by the Health Officer. Where municipal garbage collection is not available, the mobile home park operator shall either employ a private agency or provide this service. All refuse shall be collected and transported in covered vehicles or covered containers.

5. Where municipal or other private disposal service is not available, the mobile home park operator shall dispose of the refuse by burial or transporting to an approved disposal site, as directed by the Health Officer. Refuse shall be buried only at locations and by methods approved by the Health Officer, and in accordance with the ordinances of the City of Elk City, Oklahoma.

6. When municipal refuse disposal service is available, it must be used.

Section 12-40. Insect and Rodent Control.

1. Insect and rodent control measures to safeguard public health, as required by the Health Officer, shall be applied in the park.

2. Effective larvicidal solutions may be required by the Health Officer for fly- or mosquito-breeding areas which cannot be controlled by other, more permanent measures.

3. The Health Officer may require the 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 park, the park operator shall take definite action, as directed by the Health Officer, to exterminate them.

Section 12-41. Electricity: Exterior Lighting.

1. An electrical outlet supplying at least sixty (60) amperes 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 and extension lines shall be grounded and weatherproofed. Plug receptacles shall also be grounded and weatherproofed. No power supply line shall be permitted to lie on the ground, and no main power line shall be suspended less than eighteen (18) feet above the ground, unless otherwise approved by the inspection officer.

2. Streets and driveways within mobile home and recreational vehicle parks shall be lighted with street lights meeting the current standards of the Illuminating Engineering Society or one-half (1/2) candlepower, whichever is higher.

Section 12-42. (Reserved for future use.)

Section 12-43. Fire Protection.

1. Park areas shall be kept free of litter, rubbish and other flammable materials.

2. Where the water supply system does not provide at least six (6) inch water mains, there shall be provided a two (2) inch, frost-protected water riser within three hundred (300) feet of each mobile home or building.

3. Fires shall be made only in stoves and other cooking and/or heating equipment intended for such purposes.

Section 12-44. Alterations and Additions.

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

2. Skirting of mobile home is permissible but areas enclosed by such skirting shall be maintained so as not to provide a harborage for rodents or create a fire hazard.

3. A permit issued by the inspecting office shall be required before any construction on a mobile home space or any structural addition or alteration to the exterior of a mobile home takes place. No construction, addition or alteration to the exterior of a mobile home located in a mobile home park shall be permitted unless of the same type of construction or materials as the mobile home affected. All such construction, additions or alterations shall be in compliance with applicable local and State laws. No permit shall be required for the addition of steps, canopies, awnings or antennas.

4. No structure, other than a mobile home, shall be permitted on a mobile home space,

except that one (1) structure of not to exceed one hundred and seventy-five (175) square feet, to be used for storage, may be allowed on each such space.

Section 12-45. Registration of Owners and Occupants.

1. Each licensee or permittee shall keep a register containing a record of all mobile home and recreational vehicle owners and occupants located within the park. The register shall contain the following information.

- a. The name and address of the owner or occupant of each mobile home, and motor vehicle by which it is owned;
- b. The make, model, year and license of each mobile home and motor vehicle;
- c. The state, territory of country issuing such license;
- d. The date of arrival and of departure of each mobile home; and
- e. Whether or not each mobile home is a dependent or independent mobile home.

2. The park shall keep the register available for inspection at all times by law-enforcement officers, public health officials and other officials whose duties necessitate acquisition of the information contained in the register. The register record of each occupant registered shall not be destroyed for a period of one (1) year, following the date of departure of the registrant from the park.

Sections 12-46 through 12-49. (Reserved for future use.)

Article 5. Mobile Home Subdivisions

Section 12-50. Mobile Home Subdivisions.

1. Mobile home subdivisions shall comply with the adopted Subdivision Regulations and Zoning Ordinance of the City of Elk City, Oklahoma, except as otherwise provided herein.

2. The minimum size of a mobile home subdivision shall be ten (10) acres.

3. No residences except mobile homes shall be permitted in a mobile home subdivision.

4. Minimum effective lot widths in a mobile home subdivision shall be forty (40) feet, measured at the front building line, and minimum lot areas shall be four thousand (4,000) square

feet; provided that at least a five (5) foot side yard shall be provided on each lot beyond any mobile home and additions thereto; and further provided, that in areas not serviced by a public sewer, the minimum additional lot area shall be determined by the Health Officer on the basis of safe and sanitary sewer service. The effective lot width of a mobile home lot shall be determined, for interior lots, by measuring at right angles across the lot from one (1) diagonal side line to the other, and for corner lots, the measurement shall be made at right angles from the diagonal having the greatest divergence from perpendicular to the street, through the midpoint of the rear line of the required front yard, to the opposite lot line, or an extension thereof.

5. Side lines of lots in mobile subdivisions need not be at right angles to straight street lines or radial to curved street lines.

6. Regardless of the effective lot width, mobile home subdivision lots must abut a public street for at least twenty- five (25) feet.

7. All mobile home subdivisions, except those developed under Residential Estate Zoning District Standards, shall have a green belt planting strip of not less than twenty (20) feet in width along all subdivision boundaries. Such green belt shall be composed of (a.) one (1) row of deciduous and/or evergreen trees, spaced not more than forty (40) feet apart, or (b.) not less than three (3) rows of shrubs, spaced not more than eight (8) feet apart, which grow to a height of five (5) feet or more after one (1) full growing season, and which shrubs will eventually grow to a height of not less than twelve (12) feet.

Sections 12-51 through 12-59. (Reserved for future use.)

Article 6. Miscellaneous Provisions

Sections 12-60 through 12-69. (Reserved for future use.)

Article 7. Penalty

Section 12-70. Penalty.

Any person, firm or corporation who shall violate any provision of this Chapter shall be guilty of any offense and, upon conviction thereof, shall be punished by fine and costs as provided for in Section 1-40 of this Code, unless a separate and distinct penalty is otherwise specifically set forth in this Chapter. Each day's continuation of any such violation shall constitute a separate offense.