

Chapter 16.92

MOBILE HOME AND SUBDIVISION CONSTRUCTION TRAILER PERMITS

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16.92.010 Purpose.

It is the purpose of this Chapter to provide a method for the placement of temporary residential mobile homes, caretaker mobile homes, and nonresidential mobile homes on individual lots and construction trailers within the boundaries of a subdivision development project. Uses approved under the provisions of this Chapter are to be considered transitory and are to be removed once the need for the use no longer exists. (Ord. 606, 1999)

16.92.020 Requirements for Application.

A. Application Procedure. Applications may be initiated by the property owner(s) or the property owner's authorized agent, and shall be filed with the Planning Department. All applications must include a site plan that clearly describes the location and characteristics of the proposed use.

B. Fee. A fee, as specified by resolution of the City Council is required with the application.

C. Requirements. Minimum requirements must be met before the application for a permit: (Ord. 606, 1999)

16.92.030 Temporary Mobile Home.

Temporary mobile homes are limited to use as a residence or construction office during the

construction, rehabilitation, pest/insect removal or remodeling of a permanent structure on the same property, and shall be removed when the structure is occupied.

A. Recreation Vehicle. A recreation vehicle may be substituted for a temporary mobile home, but the substitution cannot exceed ninety (90) days.

B. Emergency. In cases of an emergency a temporary mobile home may be placed on a property before application and approval, however, the application must be filed by fifteen (15) days after the event.

C. Review. Applications for temporary mobile home permits shall be reviewed by the Director using the staff review procedure in Section 16.08.030.

D. Time Limits. Temporary mobile homes permits are effective for no more than twelve (12) months. A twelve month extension may be permitted, provided a written request is submitted for approval to the planning department no later than thirty (30) days prior to the expiration of the initial permit. (Ord. 606, 1999)

16.92.040 Caretaker Mobile Home.

A caretaker mobile home can be used only by an individual whose presence on the property is necessary to prevent vandalism, pilferage, damage, or destruction of property, structures, or equipment on the same parcel.

A. Residence. The parcel may not contain another residence unless the property to be protected is isolated from that residence.

B. Development Requirements. Any caretaker mobile home permit approved under the provisions of this section must comply with the following provisions:

1. Yards. The mobile home must meet the minimum yard requirements for the main structure specified by the same zoning district in which it is located;

2. Additions. No permanent room additions can be allowed;

3. Skirting. Skirting constructed of the same materials as the mobile home shall be installed.

4. Rent. No mobile home specified in this section may be rented or leased;

5. Reclassification. The mobile home must be removed if the property is rezoned to another district not allowing the use;

6. Off Street Parking. One (1) off street parking space must be provided for each mobile home. Parking must comply with all requirements for parking specified in this Title.

7. Construction Standards. The mobile home shall be constructed to meet the minimum standards of the National Manufactured Housing Construction and Safety Act of 1974. Mobile homes built before September 16, 1971, shall require preinspection.

C. Review. Applications for caretaker mobile home permits shall be reviewed by the planning commission using the site plan review procedure in Section 16.08.030

D. Time Limits. Caretaker mobile home permits are effective for as long as the use for which they serve exists. (Ord. 606, 1999; Ord. 758 §2 (part), 2007)

16.92.045 Subdivision Construction Trailer.

A portable trailer may be used as an office for the construction activities of a subdivision development project.

A. Review. Applications for subdivision construction trailer permits shall be reviewed by the city building official using the staff review procedure in Section 16.08.030.

B. Time Limits. Construction trailer permits

are effective until the completion of the project. Unless otherwise approved by the city building official, the trailer must be removed prior to the commencement of construction of the residence on the lot upon which the trailer is located. (Ord. 606, 1999)

16.92.050 Nonresidential Mobile Home.

A nonresidential mobile home may be stored on a property only as long as it does not become a visual or attractive nuisance.

A. Storage. Nonresidential mobile homes may not be stored in any required front yard.

B. Review. Applications for nonresidential mobile home permits shall be reviewed by the Director using the staff procedure in Section 16.08.030.

C. Time Limits. Nonresidential mobile home permits are effective for eighteen (18) months from the date of approval, and may be renewed by written request to the Planning Department no later than thirty (30) days prior to expiration of the initial permit. (Ord. 606, 1999)

16.92.060 Required Permits.

All required building, electrical and plumbing permits must be secured before the installation, and shall remain in force as long as the mobile home/construction trailer remains on the property. (Ord. 606, 1999)

16.92.070 Application Renewal.

Applications for renewal shall follow the same procedures and pay the same fees as the original application. (Ord. 606, 1999)