

CHAPTER 6

Mobile Homes, Travel Trailers, etc.

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ARTICLE I

Mobile Homes

Sec. 6-1. Definitions.

For the purpose of this Article, the following terms or words shall have the meaning herein ascribed to them unless a different meaning appears from the context:

Factory built housing means housing which is partially or entirely manufactured in a factory and designed for long-term residential use. It is built in either single or multiple Sections and transported on a chassis or trailer to its occupancy site. Factory built housing must be constructed to the standards of the Uniform Building Code or to the standards of the Colorado Division of Housing and bear the department insignia of approval as factory-built housing.

Manufactured home means a single-family dwelling which:

- a. Is partially or entirely manufactured in a factory and designed for long-term residential use and is built in either single or multiple Sections that allows it to be transported to its occupancy site;
- b. Is not less than twenty-four (24) feet in width and thirty-six (36) feet in length;
- c. Is installed on an engineered permanent foundation constructed in accordance with applicable building code provisions of the City;
- d. Has appearance of traditional site-built homes by having brick, wood or cosmetically equivalent exterior siding and a pitched roof;
- e. Is certified pursuant to the "National Manufactured Housing Construction and Safety Standards Act of 1974," 42 USC 5401, *et seq.*, as amended.

Mobile home means a movable or portable single-family dwelling unit suitable for permanent year-round occupancy at least eight (8) feet in width and at least twenty-six (26) feet in length, so constructed to be towed on its own permanent chassis, connected to utilities and designed to be used as a dwelling without a permanent foundation, and having kitchen and sanitary facilities. It may consist of one (1) or more units which can be telescoped when towed and expanded later for additional capacity, or of two (2) or more units separately towable but designed to be joined into one (1) integral unit.

Mobile home park means a tract of land under one (1) ownership, consisting of at least five (5) acres, and licensed as a mobile home park as required by following provisions of this Chapter.

Mobile home space means a plot of ground within a mobile home park designed and designated for the accommodation of one (1) mobile home.

Service building means a service building or buildings which shall provide adequate laundry and drying facilities, toilet and bathing facilities, which meet the State Department of Health requirements. (Ord. 655, §1)

Sec. 6-2. Mobile homes outside of mobile home parks.

(a) No mobile home, either attached or detached from the vehicle pulling or propelling the same, shall park or be parked upon any real property within the City, except in a licensed and approved mobile home park as contemplated by this Chapter, nor upon Main Street south of Platte Avenue, or Kiowa or Beaver Avenues between Ensign and State Streets, nor upon any alley or public ground within the City; nor shall the same be parked on any street within the City for a period in excess of one (1) hour during any period of twenty-four (24) hours; provided, however that this Section shall not be construed to prohibit the parking of uninhabited, unused mobile homes upon private property for the purpose of storage or sale upon compliance with all other applicable provisions of this Code and other ordinances of the City. Further, no mobile home shall be occupied for dwelling purposes unless it is placed in a mobile home space and connected to water sewerage and electrical utilities.

(b) A manufactured home and a factory built house as defined in Section 6-1 may be located or placed in a mobile home park or elsewhere in the City as may be authorized by provisions of the City zoning ordinances or zoning code provisions. (Ord. 468, §1; Ord. 655, §2)

Sec. 6-3. Mobile home park license.

(a) It shall be unlawful for an person to establish, operate, maintain or permit to be established, operated or maintained, upon any property owned or controlled by such person, a mobile home park in the City, without having first secured a license from the City to do so. Prior to issuance of the initial license for a mobile home park, the City Council shall receive from the City Manager a copy of a certificate of occupancy indicating that the applicant has complied with the provisions of this Chapter. The certificate of occupancy shall be attached to the license register of said park and a copy shall be maintained on file in the office of the City Clerk. All licenses shall expire on April 30th. Application for license renewal shall be made at least thirty (30) days prior to expiration of the original license.

(b) The application for such license, or the renewal thereof, shall be filed with the City Clerk and shall be accompanied by an annual fee in such amount as shall be, from time to time, fixed by resolution of the City Council based upon the number of spaces in the existing or proposed mobile home park. The cost of any license secured having less than six (6) months to run before the expiration date, as herein provided, shall be reduced by fifty percent (50%). The application for a license, or a renewal thereof, shall be made on forms furnished by the City Clerk and shall include the name, address and signature of the owner in fee of the tract; name, address and signature of the applicant, if other than the owner; and the legal description of the premises upon which the mobile home park is, or will be, located.

(c) No license may be issued for a mobile home park unless detailed plans for such a park anticipated by the provisions of this Chapter have been submitted and have been approved by the City Council.

(d) No license may be issued for a mobile home park unless a certificate is presented that shows that all real estate and personal property taxes and all special assessments have been paid.

(e) No City license issued for a mobile home park shall be transferable or assignable. (Ord. 468, §1; Ord. 581, §2; Ord. 1058, §2)

Sec. 6-4. Mobile home park standards.

(a) Site area. Site areas for mobile home parks shall be a minimum of five (5) acres in size.

(b) Soil and ground cover requirements. Exposed ground surface in all parts of every mobile home park shall be paved or covered with stone screenings or other solid material or protected with a negative growth that is capable of preventing soil erosion and of eliminating objectionable dust.

(c) Density. The total density of any mobile home park shall not exceed six (6) units per gross acre, and the net density on any particular acre within such park shall not exceed eight (8) units per acre.

(d) Minimum lot size. The minimum area for an individual mobile home space shall be four thousand (4,000) square feet, with a minimum width of forty (40) feet.

(e) Setbacks.

(1) Mobile homes shall set back a minimum of twenty (20) feet from the property line of the mobile home park abutting upon a public thoroughfare, street, road or highway, and at least fifteen (15) feet from other park boundary lines.

(2) The front setback of mobile homes, exclusive of towing hitch, shall be a minimum of fifteen (15) feet from the curb on corner lots fronting upon interior streets or drives. Upon lots other than corner lots, the front setback, exclusive of towing hitch, shall be a minimum of ten (10) feet from the curb on such interior streets or drives.

(3) Side and rear spacing of mobile homes shall provide for a minimum distance of twenty (20) feet between units and additions to such units that are enclosed on three (3) or more sides. Unenclosed decks and carports that are open on at least two (2) sides shall maintain a minimum of ten (10) feet of separation between the deck or carport and any neighboring unit.

(4) There shall be a minimum of eighteen (18) feet setback from any service or mobile home park permanent building.

(f) Interior mobile home park drives. Interior mobile home park drives shall be improved for a minimum of forty (40) feet from back of curb to back of curb.

(g) Mobile home park drive surfacing. Interior streets or drives shall be paved with asphalt or concrete or equivalent material upon a stabilizing base to concrete curbs and gutters according to then current specifications of the City pertaining to methods and materials for such base and paving, curb and gutter.

(h) Sidewalks. Interior sidewalks shall be of concrete, four (4) inches thick and four (4) feet wide. Off-street parking or fences shall not obstruct sidewalks.

(i) Minimum off-street parking. Each mobile home space shall have a minimum one (1) space (ten [10] feet by twenty [20] feet) devoted to off-street parking of an automobile or other motor vehicle to be located and constructed as provided in the Zoning Ordinances of the City.

(j) Drive names and addresses. All mobile home park streets will have identification names so designated on the plan submitted by the owner for approval. Each space unit will also be numerically designated for address and mail purposes.

(k) Tenant storage. Tenant storage facilities shall be provided on or conveniently near each mobile home space for the active storage of outdoor equipment, furniture and tools and for the inactive storage of such other material as is used only seasonally or infrequently by the typical tenant and cannot be conveniently stored in the typical mobile home.

(1) Size. There shall be a minimum of one hundred forty-four (144) cubic feet provided for tenant storage for each mobile home space.

(2) Design and location of storage facilities. Storage facilities shall be provided on the mobile home space or in compounds located not more than one hundred (100) feet from each mobile home stand. Storage facilities shall be no closer to streets or drives than the mobile home itself, shall be designed in a manner that will enhance the appearance of the park and shall be constructed of suitable weather resistant materials.

(l) Solid waste disposal. The owner of any mobile home park shall be responsible for the promulgation and enforcement of rules and regulations governing solid waste storage and handling that will meet or exceed City requirements and any applicable state or federal governmental regulations.

(1) The owner shall provide containers for the storage of solid wastes awaiting collection. Containers are to be adequate to completely contain all solid wastes that are generated on the premises. Such containers must conform to all applicable City specifications or regulations including, but not limited to, size, sanitary condition, physical condition and container covers or other methods of closure.

(2) The owner shall provide an adequate location or locations for such containers which shall facilitate the collection of solid wastes from the premises. Such locations shall be accessible to collection crews and to occupants of the premises. When possible the collection vehicle should be able to remain on a public street or alley and to stop directly adjacent to the container location. If private drives must be used, they should provide sufficient space around parked vehicles for easy operation of the collection vehicle without backing the vehicle.

(3) The collection points, including the containers located therein, must be kept in a neat and sanitary condition by the owner or his or her agent.

(m) Additions to mobile homes. No additions to increase the floor area of mobile homes within the mobile home park shall be permitted; except that additional mobile home room may be added if the finish and appearance are the same as the mobile home and the construction is equal to or better than that of the mobile home. Application for permits for such additions shall be obtained from the City Manager.

(n) Fire protection. Each mobile home must be located within three hundred (300) feet of a fire hydrant.

(o) Drainage. All areas of mobile home parks shall be adequately drained to the mobile home park drives and to streets or drainage ways or storm sewers.

(p) Mobile home stands. The mobile home stand in the mobile home space shall be improved to provide an adequate foundation for the placement and tie-down of the mobile home, thereby securing the superstructure against uplift, sliding, rotation and overturning.

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

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

(3) Anchors and tie-downs shall be placed at least at each corner of the mobile home stand and each shall be able to sustain a minimum tensile strength of two thousand eight hundred (2,800) pounds. (Ord. 468, §1; Ord. 659; Ord. 891; Ord. 1058, §2)

Sec. 6-5. Mobile home park plans.

The following plans must be submitted by the applicant and approved by the City Council prior to issuance of a mobile home park license:

- (1) Site plan. A site plan showing the following:
 - a. Name, address, fee owner and record owner of the proposed mobile home park.
 - b. Legal description of the property upon which the mobile home park is to be located.
 - c. Names of all adjacent public streets and roads.
 - d. Contour topography lines at one-foot intervals.
 - e. Locations and dimensions of all mobile home spaces, utility easements, drives, recreation areas, streets and sidewalks.
 - f. Building setback lines from public streets and adjacent property lines.
 - g. Scale of plan (no smaller than 1" = 100'), with complete dimensions.
 - h. The numbering system for each individual mobile home space.
 - i. Density in square feet of mobile home space per gross acre.
 - j. Dimensional area of total site.
 - k. Areas designated for all fixed waste containers.

l. Location, mechanical plan and building plan of shower and toilet facilities, if any are to be constructed.

m. Tenant rules and regulations and plans for operation of mobile home park.

(2) Surface drainage and storm sewer plan. Paving and drainage plans must show the directions and calculated quantities of runoff. Driveway and drainage construction shall be done according to the specifications and directions of the City Manager and City engineer as to location and grade. Drainage improvements must be sufficient to contain drainage flow. (Ord. 468, §1; Ord. 1058, §2)

Sec. 6-6. Submission of plan; filing fee.

(a) A plan of the proposed mobile home park shall be submitted in six (6) copies to the City Clerk. At the time of submitting the copies of the proposed plan to the City Clerk, the person submitting it shall pay the City Clerk a filing fee in the amount of fifty dollars (\$50.00).

(b) Upon compliance by the applicant with the requirements of paragraph (a) of this Section, the City Manager shall examine or cause to be examined the plan and accompanying documents and shall determine whether or not the plan complies with the requirements of Section 6-4.

(c) One (1) copy of the final plan, as approved by the City Manager, shall be attached to the application for a mobile home park license.

(d) All the improvements required by this Chapter shall be completed for the area being developed for occupancy by mobile homes in accordance with the requirements of this Chapter prior to issuance of a certificate of occupancy.

(e) In the event, however, a planned mobile home park shall exceed five (5) acres in size, the City Council, at the time of its approval of the mobile home park plans, may authorize "piecemeal" development of the whole park in designated stages calling for full development of not less than five (5) acres at a time, if such "piecemeal" development is in all respects logical and convenient and creates no undesirable conditions or situations. In such event no certificate of occupancy shall be issued until all improvements required by this Chapter are completed for such designated area within the mobile home park.

(f) No mobile home may be placed on an individual mobile home space which does not front on an improved street or drive or does not have all improvements completed for that mobile home space. (Ord. 468, §1; Ord. 1058, §2)

Sec. 6-7. Office and register required.

Every mobile home park shall have an office in which a copy of the park license and certificates of occupancy shall be posted, and the park register shall be kept in such office. It shall be the duty of the licensee to keep a register of park occupancy which shall be current at all times and contain the following information:

- (1) Full name and address in the park of the owner of the mobile home or his or her tenant or agent.
- (2) The make, model, serial number, year and dimensions of each mobile home.
- (3) The date of arrival and departure of each mobile home and destination. (Ord. 468, §1)

Sec. 6-8. Revocation and suspension of licenses.

It shall be the responsibility of the licensee to insure that all requirements of this Chapter are met and maintained. Any mobile home park issued an initial license after adoption of this Chapter that is found to be in violation of any provisions of this Chapter shall be notified by the City Council to cease such violation within a reasonable time period. If, after such time period has elapsed, the violation has not ceased, the City Council, in addition to such penalties as are hereinafter provided in this Chapter, may thereupon revoke such license. (Ord. 468, §1)

Sec. 6-9. Nonconforming mobile home parks; nonconforming mobile homes and accessory structures.

(a) Any licensed mobile home park in the City on January 1, 2000, that does not comply with all of the applicable provisions of this Chapter as of such date shall be considered legal nonconforming. The lawful use of such licensed mobile home park existing on January 1, 2000, may continue, subject to the following conditions and specifications:

- (1) The mobile home park shall comply with the requirements of Section 6-7, Office and register required.
- (2) The acreage of the mobile home park shall not be expanded unless the expansion area is in conformance with all of the provisions of this Chapter and all other applicable zoning, building and fire codes.
- (3) The number of dwelling units within the mobile home park shall not be increased unless each such additional dwelling unit is in conformance with all of the provisions of this Chapter and all other applicable zoning, building and fire codes.
- (4) Any nonconformance may be maintained and repaired so long as the nonconformance is not increased.
- (5) Any such nonconformance within a licensed mobile home park shall not be increased or extended unless such increase or extension receives prior approval in accordance with Section 16 of the Zoning Code entitled "Board of Adjustment."

(b) Any mobile home or accessory structure located within a licensed mobile home park and in existence on January 1, 2000, that does not comply with all of the applicable provisions of this Chapter shall be considered legal nonconforming. The use of a legal nonconforming mobile home or accessory structure may continue, subject to the following conditions and specifications:

- (1) A legal nonconforming mobile home or accessory structure may be maintained and repaired so long as the nonconformance of such mobile home or structure is not increased.

(2) Legal nonconforming mobile homes may be replaced, if the nonconformance of such mobile home is not increased. Increased nonconformance may only occur with the prior approval of the City Manager or the City Manager's designee, if the following conditions are met:

a. The replacement mobile home and any additions thereto, exclusive of uncovered stoops and porches, will not be closer than ten (10) feet from any other mobile home and its additions, and at least ten (10) feet from the curb of any street.

b. An unobstructed path at least five (5) feet in width around the entire perimeter of the replacement mobile home is maintained.

c. The replacement mobile home meets all other applicable building code and fire code provisions; approval for a replacement mobile home by the City Manager shall not eliminate any requirements for building, electrical or plumbing permits, if otherwise required.

(3) The replacement of a legal nonconforming mobile home that cannot be approved by the City Manager because the criteria set forth in Subparagraph (2) above cannot be met may only occur upon the approval of the Board of Adjustment in accordance with Section 16 of the Zoning Code. (Ord. 468, §1; Ord. 900; Ord. 1058, §2)

ARTICLE II

Travel Trailers

Sec. 6-10. Definitions.

For the purpose of this Article, the following terms or words shall have the meaning herein ascribed to them unless a different meaning appears from the context:

Trailer park means an area clearly defined and separate from a mobile home park area, with individual parking lots, which may or may not have facilities for temporary connection with electrical and plumbing outlets to travel trailers, campers and motor homes.

Travel trailer means a vehicular portable structure built on a chassis (other than a *mobile home* as defined in Section 6-1 of this Chapter) designed to be used as a temporary dwelling for travel, recreational and vacation use and equipped for the road. It may be a self-propelled motor home or designed to be towed or carried by a separate vehicle, and may be self-contained with bath and toilet facilities or classified as a dependent-type without bath and toilet facilities. Except as otherwise specifically provided, the provisions of this Chapter will also apply to campers mounted on a truck chassis, tents or tent-type trailers, and all such vehicles and equipment shall be considered to fall within the definition of a *travel trailer* for the purpose of this Chapter. (Ord. 722, §1)

Sec. 6-11. Parking of travel trailers.

(a) No motor home or travel trailer, either attached or detached from the vehicle pulling or propelling the same, shall park or be parked upon any real property within the City, except in a licensed and approved mobile home park or travel trailer park as contemplated by this Chapter, nor

shall the same be parked upon Main Street south of Platte Avenue, or Kiowa or Beaver Avenues between Ensign and State Streets, nor upon any alley or public ground within the City, except in the areas set aside and designated for such purpose in Riverside Park.

(b) The provisions of this Section shall not be construed to regulate or restrict the parking of trucks or pickups with campers carried or mounted thereon beyond those restrictions or regulations generally specified for the truck or pickup itself.

(c) Further, this Section shall not be construed to prohibit the parking of uninhabited, unused travel trailers upon private property for the purpose of storage or sale upon compliance with all other applicable provisions of this code and other ordinances of the City.

(d) No travel trailer of whatever kind shall, however, be occupied as a dwelling unless:

(1) It is placed in a duly licensed mobile home space or travel trailer park; or

(2) It is placed on private property; no closer than ten (10) feet from the nearest dwelling on adjacent property; and temporarily so occupied for a period of not more than four (4) consecutive days pursuant to a nonrenewable permit for that purpose issued by the office of the Chief of Police upon application of an owner or occupant of the property. No more than three (3) such permits shall be granted for Any particular parcel of private property in any one (1) year. (Ord. 734, §1; Ord. 785; Ord. 1026 §2)

Sec. 6-12. General requirements for trailer parks.

(a) Trailer parks, as herein defined, shall each provide:

(1) A service building which shall contain laundry facilities and separate shower facilities. Sanitary facilities shall be provided at the minimum rate of three (3) flush toilets and three (3) lavatories for each sex for each one hundred (100) travel trailer spaces, or fractional part thereof, and be located within two hundred (200) feet of any travel or dependent-type trailer.

(2) The service building shall be of permanent-type construction and shall be properly protected from damage by ordinary uses and by decay, corrosion, termites and other destructive elements. Exterior portions shall be of such materials and be so constructed and protected as to prevent entrance or penetration of moisture and weather.

(3) All rooms containing sanitary or laundry facilities shall:

a. Have sound resistant walls extending to the ceiling between male and female sanitary facilities. Walls and portions around showers, bath tubs, lavatories and other plumbing fixtures shall be constructed of dense, nonabsorbent, waterproof material or covered with moisture-resistant material.

b. Have at least one (1) window which can be easily opened or a mechanical device which will adequately ventilate the room.

(4) Toilets shall be located in separate compartments equipped with self-closing doors. Shower stalls shall be of the individual type. The rooms shall be screened to prevent direct view of the interior when the exterior doors are open.

(5) Electric illumination levels shall be maintained as follows:

a. General seeing task areas shall be illuminated by not less than five (5) foot candles.

b. Laundry room work area shall be illuminated by not less than forty (40) foot candles.

c. Toilet room in front of mirrors shall be illuminated by not less than forty (40) foot candles.

(6) Hot and cold water shall be furnished in every lavatory, sink, bathtub, shower and laundry fixture, and cold water shall be furnished to every water closet and urinal.

(7) No trailer toilet shall be used by any person whomsoever, except it be connected with the City sanitary sewer. No human excrement shall be deposited or allowed to be placed on any land within the City by any person using a trailer or when such person may be using the privileges of trailer camp ground, or by any other person whatsoever. No washing or bathing shall be done in any trailer or on the ground near any trailer by any person using such trailer when the same is within the corporate limits of the City, unless the trailer is connected with the sanitary sewer of the City. No wash water, garbage or trash shall be thrown on the ground by any person using a trailer when such trailer is within the City. All toilets, baths, trailers, wash trays or tubs, garbage and trash containers and grounds of any trailer camp shall be kept in a clean and sanitary condition.

(8) The size of individual spaces for transient parking of travel-type trailers will be determined by the owner of the park. Minimum size of a space shall be twenty (20) feet by sixty (60) feet.

(9) Travel-type trailers, as defined, are transit-type units; therefore, no such unit shall be allowed to occupy a parking site in such a park for more than fifteen (15) days from initial occupancy.

(10) All service buildings and the grounds of the park shall be maintained in a clean, sightly condition and kept free of any condition that will menace the health of any occupant or the public or constitute a nuisance or fire hazard.

(11) One (1) mobile home may be placed in a travel trailer park and occupied as a residence or office by the caretaker or owner of the park. Such mobile home shall comply with provisions of this Chapter.

(12) The owner of any travel trailer park shall be responsible for the promulgation and enforcement of rules and regulations governing solid waste storage and handling that will meet or exceed City requirements and any applicable state or federal governmental regulations.

(b) The owner shall provide containers for the storage of solid wastes awaiting collection. Containers are to be adequate to completely contain all solid wastes that are generated on the

premises. Such containers must conform to all applicable City specifications or regulations including, but not limited to, size, sanitary condition, physical condition and container covers or other methods of closure.

(c) The owner shall provide an adequate location or locations for such containers which shall facilitate the collection of solid wastes from the premises. Such locations shall be accessible to collection crews and occupants of the premises. When possible, the collection vehicle should be able to remain on a public street or alley and to stop directly adjacent to the container location. If private drives must be used, they should provide sufficient space around parked vehicles for easy operation of the collection vehicle without backing the vehicle.

(d) The collection points, including the containers located therein, must be kept in a neat and sanitary condition by the owner or his or her agent. (Ord. 468, §1)

Sec. 6-13. Travel trailer park license.

(a) It shall be unlawful for any person to establish, operate or maintain, or permit to be established, operated or maintained upon any property owned or controlled by such person, a travel trailer park in the City without having first secured a license from the City Council to do so. Prior to issuance of the initial license for a travel trailer park, the City Clerk shall receive from the City Manager a copy of a certificate of occupancy indicating that the park is in compliance with the Zoning Ordinance and shall determine that the applicant has complied with the provisions of this Chapter. The certificate of occupancy shall be attached to the license register of such park and a copy shall be maintained on file in the office of the City Clerk. All licenses shall expire on April 30th. Application for license renewal shall be made at least thirty (30) days prior to expiration of the original license.

(b) The application for such license, or the renewal thereof, shall be filed with the City Clerk and shall be accompanied by an annual fee of fifty dollars (\$50.00) for the first twenty (20) travel trailer spaces, or fraction thereof, and two dollars and fifty cents (\$2.50) for each additional travel trailer space in the existing or proposed travel trailer park. The cost of any license secured having less than six (6) months to run before the expiration date, as herein provided, shall be reduced by fifty percent (50%). The application for a license, or a renewal thereof, shall be made on forms furnished by the City Clerk and shall include the name, address and signature of the owner in fee of the tract; name, address and signature of the applicant, if other than owner; and the legal description of the premises upon which the travel trailer park is or will be located.

(c) No license may be issued for a travel trailer park unless the plans for such a park have been approved according to the requirements of this Chapter.

(d) No license may be issued for a travel trailer park unless a certificate is presented that shows that all real estate and personal property taxes and all special assessments have been paid.

(e) No City license issued for a travel trailer park shall be transferable or assignable.

(f) The owner or operator of a travel trailer park shall be, and at all times remain, responsible for all utilities and buildings thereon. (Ord. 468, §1; Ord. 1058, §2)

ARTICLE III

Miscellaneous Provisions

Sec. 6-14. Duties and authority of City Manager, police.

It is hereby made the duty of the City Manager, as well as the Police Department, to enforce all provisions of this Chapter, except as otherwise provided herein. For such purpose, the City Manager or his or her duty authorized representatives, as well as any City police officer, shall have the right and is hereby empowered to enter any premises on which any mobile home or travel trailers are located, or are about to be located, and to inspect the same and all accommodations connected therewith at any reasonable time. (Ord. 722, §3; Ord. 1058, §2)

Sec. 6-15. Conflicts with other provisions.

Whenever the requirements of this Chapter are at variance with the requirements of any other lawfully adopted rules, regulations, ordinances, deed restrictions or covenants, the most restrictive or the higher standard shall govern. (Ord. 468, §2)

Sec. 6-16. Penalties.

Any person who shall violate any provisions of this Chapter and any person continuing to operate a mobile home or travel trailer park under an expired or revoked license shall be guilty of a misdemeanor and, upon conviction, shall be subject to a fine not to exceed three hundred dollars (\$300.00) or by imprisonment in jail for a term not to exceed ninety (90) days or by both such fine and imprisonment; and each offense shall be deemed to be a separate violation and punishable as a separate offense. Each day for which the violation continues shall constitute a separate offense. (Ord. 468, §1)