

CHAPTER 10

MANUFACTURED, MOBILE AND MODULAR HOUSING

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ARTICLE 1

GENERAL PROVISIONS

- § 10-101 Purpose.
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§ 10-101 PURPOSE.

1. The purpose of this chapter is to provide regulations for areas within the corporate boundaries of the city of Blanchard, Oklahoma, wherein the location and development of manufactured housing, mobile homes, mobile home parks, trailer parks, manufactured and mobile home subdivisions and modular housing units or additions may be safely continued and encouraged.

2. 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 housing and mobile home parks and subdivisions, trailer parks and modular housing units and additions.

§ 10-102 DEFINITIONS.

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

1. *Buffer planting strip.* The term “buffer planting strip” shall mean a visual screening facility, consisting of not less than one row of shrubbery spaced not more than eight (8) feet apart, which will eventually grow to a height of not less than twelve (12) feet; such a strip may, as an alternative, consist of an earthen berm or solid fencing, or any combination of earthen berm, fencing and/or landscaping, all of which shall total at least eight (8) feet in height.

2. *Greenbelt planting strip.* The term “greenbelt planting strip” shall mean a landscaped area, not less than twenty (20) feet in width, used along all subdivision boundaries; such greenbelt planting strip shall be composed of:

- a. one row of deciduous and/or evergreen trees, spaced not more than forty (40) feet apart;
- b. not less than three (3) rows of shrubs, spaced shrub not more than thirty (30) feet apart; and

- c. not less than three (3) rows of shrubs, spaced not more than eight (8) feet apart, all of which shrubs must eventually be capable of growing to at least four (4) to six (6) feet in height.

3. *Health official.* The term “health official” shall mean the municipal building inspector or the agent designated by the city manager as the legally-designated health authority of the city of Blanchard, Oklahoma, (or his authorized representative), or the authorized representative of the McClain County Health Department or the state Department of Health.

4. *Manufactured housing.* The term “manufactured housing” 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 (3) types of manufactured housing are defined as meeting all of the requirements listed below, and are to be considered separate from mobile or modular housing:

a. Type I Manufactured Housing shall:

- 1) Have more than one-thousand (1000) square feet of occupied space in a typically double-section or larger multi-section unit, with a minimum width of twenty (20) feet;
- 2) Be placed onto a permanent foundation, and be anchored to the ground, in accordance with the city’s foundation code or other adopted foundation requirements, and the manufacturer’s specifications;
- 3) Utilize a permanent perimeter enclosure, in accordance with municipally-approved installation standards;
- 4) Have wheels, axles and hitch mechanisms removed;
- 5) Have all utilities connected, in accordance with the appropriate municipal codes and the manufacturer’s specifications;
- 6) Have siding material of a type customarily used on site-built residences in the community and neighborhood;
- 7) Have roofing material of a type customarily used on site-built residences in the community and neighborhood;
- 8) Have a one-hundred (100) square foot (minimum) attached, covered and/or enclosed parking garage, which is compatible

with other housing in the immediate area; all parking and driveway areas shall be hard-surfaced;

- 9) Have legitimate front and rear doors; and
- 10) Have a minimum eave width of six (6) inches.

b. Type II Manufactured Housing shall:

- 1) Have more than seven-hundred and twenty (720) square feet of occupied space in a single, double, expanded or multi-§ unit (including those with add-a-room units);
- 2) Be placed onto a permanent foundation, and be anchored to the ground, in accordance with the city's foundation code or other adopted foundation standards, and the manufacturer's specifications;
- 3) Utilize a permanent perimeter enclosure, in accordance with municipally-approved installation standards;
- 4) Have wheels, axles and hitch mechanisms removed;
- 5) Have utilities connected in accordance with appropriate municipal codes and the manufacturer's specifications;
- 6) Have siding material of a type customarily used on site-built residences in the community and neighborhood;
- 7) Have roofing material of a type customarily used on site-built residences in the community and neighborhood;
- 8) Have a one-hundred (100) square foot (minimum) attached, covered and/or enclosed parking garage, which is compatible with other housing in the immediate area; all parking and driveway areas shall be hard-surfaced;
- 9) Have legitimate front and rear doors; and
- 10) Have a minimum eave width of six (6) inches.

c. Type III Manufactured Housing shall:

- 1) Have more than four-hundred (400) square feet of occupied space, in a single, double, expanded or multi-section unit (including those with add-a-room units);

- 2) Be placed onto a support system, in accordance with municipally-approved installation standards;
- 3) Be enclosed with foundation siding or skirting, in accordance with municipally-approved installation standards;
- 4) Be anchored to the ground, in accordance with the manufacturer's specifications and the city's appropriate, adopted code; and
- 5) Have utilities connected, in accordance with appropriate municipal requirements and the manufacturer's specifications.

5. *Municipal building inspector.* The term "municipal building inspector" shall mean the municipal building inspector of the city of Blanchard, Oklahoma, or his authorized agent.

6. *Mobile home.* The term "mobile home" shall mean any single-family dwelling designed for transportation on streets and highways on its own wheels or on flatbed or other trailers (both highway and rail) and arriving at the site where it is to be occupied as a dwelling complete and ready for occupancy, except for minor and incidental unpacking and assembly operations, location on jacks or permanent foundations, connection to utilities and similar operations.

7. *Mobile home, dependent.* The term "dependent mobile home" shall mean any mobile home which does not have a flush toilet and a bath or shower. For purposes of regulation under this chapter, a dependent mobile home shall be considered to be the same as a travel trailer, unless otherwise specified.

8. *Mobile home, free-standing.* The term "free-standing mobile home or travel trailer" shall mean any mobile home or travel trailer not located in a mobile home park or travel trailer park respectively, licensed by the city of Blanchard, Oklahoma, or in an approved mobile home subdivision.

9. *Mobile home park.* The term "mobile home park" shall mean any plot of ground upon which two (2) or more mobile homes, occupied for dwelling or sleeping purposes, are located, regardless of whether or not a charge is made for such accommodations.

10. *Mobile home space.* The term "mobile home space" shall mean any plot of ground within a mobile home park designed for the accommodation of one mobile home, and not located on a mobile home sales lot.

11. *Mobile home subdivision.* The term “mobile home subdivision” shall mean any subdivision designed and intended for residential use, where residence is in mobile homes or manufactured housing exclusively, and lots are sold for occupancy.

12. *Modular home.* The term “modular home” shall mean any factory-fabricated, transportable building unit, not built upon a permanent chassis, designed to be used by itself or to be incorporated with similar units on a permanent foundation; the term is intended to apply to major assemblies and does not include prefabricated sub-elements incorporated into a structure at the site, nor does it include any type of “manufactured housing” as defined herein; any “modular home” must meet United States government “modular home” certification standards.

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

14. *Park.* The word “park” shall mean a mobile home and/or travel trailer park.

15. *Public water or sewer system.* The term “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 Blanchard, Oklahoma; all other such systems shall be deemed private system.

16. *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.

17. *Subdivision.* The word “subdivision” shall mean a manufactured housing or mobile home subdivision, unless otherwise indicated.

18. *Travel trailer.* The term “travel trailer” shall mean all vehicles and portable structures built on a chassis, designed as a temporary or permanent dwelling for travel, recreational and vacation use. For purposes of regulation under this chapter, a “dependent mobile home” shall be considered to be the same as a travel trailer, unless otherwise specified.

19. *Travel trailer park.* The term “travel trailer park” shall mean any plot of ground upon which two (2) or more travel trailers, occupied for dwelling or sleeping purposes are located, regardless of whether or not a charge is made for such accommodations.

20. *Travel trailer space.* The term “travel trailer space” shall mean a plot of ground within a travel trailer park designed for accommodation of one travel trailer.

Ed. Note: see article 4, this chapter.

§ 10-103 FREE-STANDING MOBILE HOMES.

1. Except as permitted in the A-1 Zoning District or in approved mobile home parks or as set forth in this section of the code of the city of Blanchard, no free-standing mobile home or travel trailer shall be permitted on property within the corporate limits of the city of Blanchard, Oklahoma.

2. Free-standing mobile homes or travel trailers are permitted within properly zoned, regular commercial mobile home or travel trailer sales lots.

3. No more than one travel trailer (maximum length thirty-six (36) feet) may be stored or permitted to be stored on a residential lot; provided that such travel trailer shall not be occupied as a residence while located upon a residential lot (except as provided herein in section 10-104) and shall not encroach upon any public utility easement, public property nor shall any portion of said travel trailer project beyond the front yard building line.

4. Travel trailers not to exceed forty (40) feet in length shall be permitted (when specified on the building permit) for temporary residential use in any residential or agriculture zoning district where a building permit for a residence has been issued. The permit shall allow an initial time period of six (6) months and renewals of three (3) month intervals not to exceed one year in total. Permit renewals shall be subject to a demonstration of substantial construction progress. Mobile homes and manufactured housing are not allowed as temporary housing. (Ord. No. 1990-07, 6/8/99; Ord. No. 1997-06, 8/12/97)

§ 10-104 NON-RESIDENTIAL MOBILE HOMES OR TRAILERS.

1. Non-residential mobile homes or trailers shall not be permitted in the city of Blanchard, Oklahoma, unless a temporary permit for operation is issued by the municipal building inspector; such permit shall specify the permitted use of the non-residential mobile home or trailer, the location of such operation and the termination date of the permit, and shall only be issued under terms of this code of ordinances and the adopted zoning ordinance of the city of Blanchard, Oklahoma.

2. No permit shall be issued for a use which would violate any local, state or federal ordinance, law or regulation.

3. An annual fee of twenty (\$20.00) dollars shall be charged for each non-residential mobile home or trailer permit; provided, that, no governmental or non-profit agency shall be charged for such a fee.

4. Operation of non-residential mobile homes or 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.

5. This section shall not be construed as permitting or authorizing the permanent location of any non-residential mobile home or trailer within the corporate limits of the city of Blanchard, Oklahoma, in conflict with any adopted zoning ordinance of said city.

ARTICLE 2

MOBILE HOME, MANUFACTURED HOUSING AND TRAILER PARKS

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- § 10-216 Tie-downs.

§ 10-201 PERMITS; REQUIREMENTS; PROCEDURES; FEES.

1. It shall be unlawful for any person to construct, maintain or operate any mobile home, manufactured housing or travel trailer park within the limits of the city of Blanchard, Oklahoma, unless he holds a valid permit issued annually by the municipal building inspector of the city of Blanchard, Oklahoma, in the name of such person for the specific park, except that the maintenance or operation of an existing park on the effective date of this chapter may be continued under a temporary permit for such period of time and under such conditions as are hereinafter described.

2. Application shall be made to the municipal building inspector, in writing, within twenty-four (24) hours after having sold, transferred, given away or otherwise disposed of, interest in or control of, any such park. Such notice shall include the name and address of the person succeeding to the ownership or control of such park.

3. Application for original permits shall be in writing, signed by the applicant, and shall contain the following:

- a. Name and address of the applicant;
- b. The interest of the applicant in, and the location and legal description of, the park;
- c. A complete site plan of the park, showing compliance with all applicable provisions of this chapter and regulations promulgated thereunder; and
- d. Such further information as may be requested by the municipal building inspector and/or an agent designated by the city manager.

4. Applications for renewals of permits 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 municipal building inspector.

5. A complete site plan, for the purpose of obtaining a permit, 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, manufactured home or travel trailer spaces;
- c. The location and width of roadways, walkways, buffer strips and recreational areas;
- 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 municipal building inspector finds conditions existing in violation of this chapter, or of any regulation adopted pursuant thereto, he shall give notice, in writing, to the person to whom the permit was issued, that, unless such conditions or practices be corrected within a reasonable period of time (specified in the notice), the permit will be suspended. At the end of such period, not to exceed ninety (90) days, the municipal building inspector shall re-inspect such park, and, if such conditions or practices have not been corrected, he shall suspend the permit and give notice, in writing, of such suspension to the person to whom the Permit was issued and/or the person managing or in charge of the park. 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 municipal building inspector that his 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 council; 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 permit shall be deemed to have been automatically revoked at the expiration of such ten (10) day period.

8. Mobile home and travel trailer parks in existence upon the effective date of this chapter, which have concrete pads indicating the location of mobile home, manufactured home or travel trailer spaces, need not comply with those sections of this chapter which would require the moving of concrete pads. They must, however, comply with all other requirements and any park expansion shall be in full compliance with provisions of this chapter.

9. The city clerk-treasurer shall charge and collect for each mobile home, manufactured home and/or travel trailer park an initial permit or temporary permit fee of two dollars (\$2.00) per space, or twenty-five dollars (\$25.00), whichever is higher. The initial permit or temporary permit shall expire no later than one year from the date of issue, unless renewed upon such conditions as the city council may, by ordinance, direct.

§ 10-202 INSPECTION OF PARKS.

1. The health official, the municipal building inspector and other legally designated agents are hereby authorized and directed to make inspections to determine the condition of mobile home, manufactured home and travel trailer parks within the city of Blanchard, Oklahoma, in order to perform their duty of safeguarding the health and safety of occupants of such parks and of the general public.

2. The health official, municipal building inspector and other legally-designated agents 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 thereunder.

3. The health official, municipal building inspector and other legally-designated agents shall have the power to inspect the register containing a record of all homes and occupants using the park.

4. 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 such mobile home, manufactured home or travel trailer park, or their premises, at reasonable times for the purpose of making, ordering or inspecting such repairs or alterations as are necessary to effect compliance with this chapter, or with any lawful regulations adopted thereunder, or with any lawful order issued pursuant to the provisions of this chapter.

§ 10-203 NOTICES, HEARINGS AND ORDERS.

1. Whenever violations of pertinent regulations are found to exist, the licensee, permittee or the person managing or in charge of such park, shall be notified of such alleged violation. 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, operator or person in charge, 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 regulations, may request and shall be granted a hearing on the matter before the city council, acting as a board of appeals; provided, that, such person shall file with the municipal building inspector a written request for such hearing, setting forth briefly the grounds for such request, within ten (10) days after the day notice was served. The filing of such request shall stay the notice of suspension of permits, except in cases of orders issued under subsection 5, below. The hearing shall be held at the next city council meeting for which the

agenda has not been completed, or at a later meeting if so requested by the petitioner, should the municipal building inspector determine that sufficient cause for such delay exists.

3. After such hearing, the municipal building inspector shall compile the findings of the city council as to compliance with this chapter and pursuant regulations, and shall issue an order, in writing, sustaining, modifying or withdrawing the prior notice which shall be served as provided in subsection 4 (below). Upon failure to comply with such order, the permit of the park shall be revoked.

4. Any person aggrieved by the decision of the city council may seek relief in district court.

5. Whenever the health official, municipal building inspector or other legally-designated agent finds that an emergency exists which requires immediate action to protect the public health, he may, without notice or hearing, issue an order reciting the existence of such an emergency and requiring that such action be taken as he may deem necessary to meet the emergency, including the suspension of the permit. Notwithstanding any other provisions of this chapter, such order shall be effective immediately. Any person to whom such an order is directed, shall comply therewith immediately, but upon petition to the city council, shall be afforded a hearing at the next regular meeting, even if the agenda has been completed. The provisions of subsections 3 and 4 (above) shall be applicable to such hearing and the order issued thereafter.

§ 10-204 SUPERVISION.

The licensee 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, for the violation of any provision of this chapter to which the licensee is subject.

§ 10-205 POSTING OF LICENSE.

The license shall be conspicuously posted in the office of, or on the premises of, the park at all times.

§ 10-206 LOCATION AND DESIGN CONSIDERATIONS FOR PARKS.

1. Parks shall be of three (3) types:
 - a. mobile and manufactured homes parks;
 - b. travel trailer parks; and

- c. mixed mobile/manufactured home and travel trailer parks.

No travel trailer shall be located in a mobile or manufactured home park. No mobile or manufactured home shall be located in a travel trailer park. In a mixed park, separate areas shall be reserved for each type of home and for travel trailers; no mobile or manufactured home shall be permitted in the travel trailer sector; no travel trailer shall be permitted in the mobile or manufactured home sectors.

2. All parks shall be located on a well-drained site, properly graded to insure rapid 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) homes per gross acre for a mobile or manufactured home park, and no more than fifteen (15) travel trailers per gross acre, for a travel trailer park. (Area used for sewerage treatment facilities shall not be included in density computations). Mobile and manufactured home spaces shall be at least thirty (30) feet wide where pads are closest to driveways. Travel trailer spaces shall be at least twenty-five (25) feet wide where travel trailers are located closest to the driveway.

5. Every space shall be clearly defined. All homes and travel trailers shall be parked in such spaces, so that, at the nearest point, they shall be twenty-five (25) feet from the service road, ten (10) feet from the rear lot line and at least ten (10) feet from any boundary line of individual spaces.

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

7. It shall be unlawful to permit a mobile or manufactured home to occupy a travel trailer space, a travel trailer to occupy a mobile or manufactured home space and for any mobile or manufactured home or travel trailer to be located in a park unless in a space designed specifically for that type of home or trailer.

8. All mobile and manufactured home spaces shall abut upon a sealed-surface driveway 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. Driveways must have unobstructed access to a public street or highway.

9. In all parks existing on 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 commission, with final appeal to the city council. If, upon final appeal before said city council, it is determined that a safety hazard does, in fact, exist, the park concerned will be required to comply with the following provisions:

- a. In new mobile or manufactured 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 travel trailer parks, at least one (1) clearly-defined parking space shall be provided for each space either on, or adjacent to, the space.

10. Road improvement standards shall be consistent with the city's standards, as contained in the adopted sub-division regulations ordinance.

11. In developed areas of the city, new parks must abut, and have their major means of ingress and egress on, a thoroughfare of appropriate street classification, as defined in the city's adopted comprehensive plan, zoning ordinance and subdivision regulations ordinance.

12. All parks shall have and maintain a buffer planting strip, along all park boundaries not bordering a street.

§ 10-207 SEWAGE DISPOSAL FOR MOBILE AND MANUFACTURED HOME PARKS.

1. Waste from showers, bathtubs, flush toilets, urinals, lavatories, slop sinks, laundries 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, codes and regulations of the city of Blanchard, Oklahoma.

2. Each 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. Connection between the home drain and the sewer must be watertight and self-

draining. Homes with fixtures from which back-siphonage may occur shall not be connected to the park's water system until the defect has been corrected.

3. In the event that a public sewer system is, or becomes available, within three-hundred (300) feet of a park, connection must be made to the public system within one-hundred and eighty (180) days.

4. The design of private sewage treatment facilities shall be based on the maximum capacity of the park. Effluents from sewage treatment facilities shall not be discharged into the watershed of any municipal lake, or any other eaters of the state. The disposal facilities shall be located where they will not create a nuisance or health hazard to the park or to the owner or occupants of any adjacent property. The Oklahoma State Department of Health must approve the type of treatment proposed and the design of any disposal facilities and sewer systems, prior to construction.

5. Every mobile or manufactured home occupying a park space shall tie onto the park sewage system and shall dump any accumulated wastes into the system. Every travel trailer shall dump all accumulated waste into a receptacle provided in the travel trailer park upon entering and upon leaving the park. Such receptacles must be approved by the Oklahoma State Department of Health. Any other dumping of accumulated waste within the city of Blanchard, Oklahoma, is prohibited.

6. The monthly sewage charge shall be as indicated in chapter 16 of this code of ordinances.

7. Sewer connections shall be watertight. Park licensees shall maintain trailer and home connections to sewer and water systems in good condition and shall assume responsibility for sewage or water leakage on park premises.

8. No sewer connections shall be made to travel trailer spaces.

§ 10-208 WATER SUPPLY FOR PARKS.

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 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 within one hundred and twenty (120) days of written notification by municipal representatives, and its supply shall be used exclusively. Where private water supplies must be developed, the health official and municipal building inspector 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 park shall be connected by pipes to all buildings and all spaces. Each 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.

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 official and the municipal building inspector.

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

6. Provisions shall be made within one-hundred and fifty (150) feet of each travel trailer space to supply water for travel trailer 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 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 private water well shall be permitted within the city of Blanchard, Oklahoma, for park use, except as may be otherwise permitted by ordinances of

the city of Blanchard, Oklahoma; provided, that, private wells may be used if the city does not provide a municipal water system.

11. No water connections shall be made to travel trailer spaces.

§ 10-209 REFUSE DISPOSAL FOR PARKS.

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

2. All refuse shall be stored in fly-tight, watertight and rodent-proof containers, which shall be located within one-hundred and fifty (150) feet of any home or travel trailer 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 from 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 official or utilities superintendent. Where municipal garbage collection is not available, the 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 park operator shall dispose of the refuse by transporting to an approved disposal site, as directed by the health official and utilities superintendent. Refuse shall be buried only at locations and by methods approved by the health official and utilities superintendent, and in accordance with the ordinances of the city of Blanchard, Oklahoma.

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

§ 10-210 INSECT AND RODENT CONTROL.

1. Insect and rodent control measures to safeguard public health, as required by the municipal building inspector and the health official, shall be applied in the park.

2. Effective larvicidal solutions may be required by the municipal building inspector and the health official for fly or mosquito-breeding areas which cannot be controlled by other, more permanent measures.

3. The municipal building inspector and the health official 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 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 municipal building inspector or the health official, to exterminate them.

§ 10-211 ELECTRICITY; EXTERIOR LIGHTING.

1. An electrical outlet supplying at least one-hundred and ten (110) volts shall be provided for each 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 municipal building inspector.

2. Streets and driveways within all parks shall be lighted with street lights meeting the current standards of the illuminating engineering society or one-half (½) candlepower, whichever is higher.

§ 10-212 FUELS; POWER SOURCES.

1. All piping from outside fuel storage tanks or cylinders to mobile or manufactured homes shall be of acceptable material, as determined by the municipal building inspector, and shall be permanently installed and securely fastened in place. All fuel storage tanks or cylinders shall be securely fastened in place and shall not be located inside or beneath the home or less than five (5) feet from any home exit. All such installations shall meet the requirements of applicable, adopted codes.

2. All power used for residential or non-residential purposes within the park shall be derived from electricity, natural gas or solar energy sources.

§ 10-213 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 home or building.

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

§ 10-214 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 homes 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 building permit issued by the city clerk-treasurer shall be required before any construction on a mobile or manufactured home space or any structural addition or alteration to the exterior of a home takes place. No construction, addition or alteration to the exterior of a home located in a park shall be permitted unless of the same type of construction or materials as the home affected. All 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; provided, that, the cost of construction shall not exceed one-thousand dollars (\$1,000.00), as provided in chapter 4 of this code of ordinances.

§ 10-215 REGISTRATION OF OWNERS AND OCCUPANTS.

1. Each park licensee shall keep a register containing a record of all home and travel trailer 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 home and any motor vehicle;
- b. The make, model, year and license of each mobile or manufactured home and motor vehicle;
- c. The state, territory or country issuing such license; and
- d. The date of arrival and of departure of each 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 of each occupant registered shall not be destroyed for a period of one year, following the date of departure of the registrant from the park.

§ 10-216 TIE-DOWNS.

1. Every home in a park or subdivision covered by the provisions of this chapter shall be anchored and tied down for safety purposes in a manner equivalent to the following:

- a. Homes up to thirty (30) feet in length shall require two (2) frame ties per side;
- b. Homes thirty (30) to fifth (50) feet in length shall require three (3) frame ties per side;
- c. Homes fifty (50) to seventy (70) feet in length shall require four (4) frame ties per side;
- d. Homes over seventy (70) feet in length shall require five (5) frame ties per side; and
- e. Over-the-home ties shall also be installed as close to each end as possible with straps at stud and rafter locations.

2. All ties attached to concrete pads or ribbons must be located in footings or foundation piers. If “dead man” ties are used, ties must be installed in soil to a depth of at least six (6) feet.

3. Additional tie-down requirements for homes in flood-prone areas shall also be met.

Ed. Note: see chapter 4, this code of ordinances.

ARTICLE 3

SUBDIVISIONS

§ 10-301 Subdivisions.

§ 10-301 SUBDIVISIONS.

1. Manufactured housing and mobile home subdivisions shall comply with the adopted subdivision regulations ordinance and zoning ordinance of the city of Blanchard, Oklahoma, except as otherwise provided herein.

2. The minimum size of such a subdivision shall be five (5) acres.

3. No residences except mobile and/or manufactured homes shall be permitted in such a subdivision.

4. All such subdivisions, except those developed under low density residential zoning district standards, shall have a greenbelt planting strip (as defined herein) along all subdivision boundaries.

ARTICLE 4

MODULAR HOUSING

§ 10-401 Treatment of modular housing.

§ 10-401 TREATMENT OF MODULAR HOUSING.

1. Manufactured or mobile housing shall be considered as permanent-site or modular housing only when it meets the following (federal) certification criteria:

- a. The manufacturer must certify that the structure is designed only for erection or installation on a site-built permanent foundation. A “site-built permanent foundation” is a system of supports, including piers, either partially or entirely below grade, which is:
 - 1) Capable of transferring all loads imposed upon the structure into soil or bedrock without failure;
 - 2) Placed at an adequate depth below grade to prevent frost damage; and
 - 3) Constructed of concrete, steel, treated lumber or grouted masonry.
- b. The manufacturer must certify that the structure is not designed to be moved once erected or installed on a site-built permanent foundation.
- c. The manufacturer must certify that the structure is designed and manufactured to comply with the city’s adopted building code, or equivalent.
- d. The manufacturer must certify that, to the manufacturer’s knowledge, this structure is not intended to be used other than on a site-built permanent foundation.

2. Such certification shall be proof of the housing unit's status as a "modular" unit; without such certification, any manufactured housing unit shall be considered a "mobile home", and treated as such for purposes of regulation.

ARTICLE 5

MISCELLANEOUS PROVISIONS

§§ 10-501 Reserved.

§§ 10-501 RESERVED.

ARTICLE 6

PENALTY

§ 10-601 Penalty.

§ 10-601 PENALTY.

Any person, firm or corporation who violates any provision of this chapter shall be guilty of an offense and, upon conviction thereof, shall be fined in an amount not to exceed the limits established in §8-301 of this code of ordinances. Each day upon which such violation continues shall be deemed a separate offense.

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