

ORDINANCE NUMBER 16-024

An ordinance to amend Section 603 of the Zoning Ordinance of the City of Beatrice, Ordinance Number 94-13 regarding mobile homes and mobile home parks; and to provide for publication in pamphlet form and for an effective date of this ordinance.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BEATRICE, NEBRASKA:

SECTION 1. That Section 603(E) and (F) of the Zoning Ordinance of the City of Beatrice, Nebraska, Ordinance Number 94-13, be and is hereby amended as follows:

“E. Mobile Home Residential

Where permitted, mobile home residential is subject to the following regulations:

1. Each mobile home shall have:
 - (a) A floor area of at least 900 square feet;
 - (b) A minimum exterior width of 18 feet;
 - (c) A pitched roof with a minimum vertical rise of 2.5 inches for each 12 inches of horizontal run;
 - (d) A nonreflective exterior siding material of a color, material and scale comparable with those existing in residential site-built, single-family construction in the city;
 - (e) A nonreflective roof material which is or simulates asphalt or wood shingles, tile, or rock;
 - (f) Permanent connections to permanently located utilities complying with the International Plumbing Code adopted by Section 7-90 of the Beatrice City Code and the National Electrical Code as adopted by Nebraska Revised Statutes; and
 - (g) A label certifying that the mobile home was built in compliance with National Manufactured Home Construction and Safety Standards, 24 C.F.R. 3280, et. seq. promulgated by the U.S. Department of Housing and Urban Development or a seal in accordance with the Nebraska Uniform

Standards for Modular Housing Units Act.

2. Each mobile home shall have wheels, axles, transporting lights and removable towing apparatus removed.
3. Each mobile home shall be securely and permanently attached to a permanent foundation complying with the International Building Code adopted by Section 7-20 of the Beatrice City Code.
4. The exterior siding of each mobile home shall extend to the ground and shall be supported to withstand wind loads as set forth in the Uniform Building Code adopted by Section 7-16 of the Beatrice City Code, or the foundations shall form a complete enclosure under the exterior walls. The space beneath the mobile home shall be properly ventilated.
5. Each mobile home shall be considered to be a single family detached structure for the purposes of determining applicable site development regulations.

F. Mobile Home Parks

Mobile Home Parks may be allowed in the R-4 and RC Zoning Districts, subject to approval of a Special Use Permit and compliance with the following regulations:

1. Certification

A certification of compliance with all ordinances and regulations regarding mobile home licensing, zoning, health, plumbing, electrical, building, fire protection and any other applicable requirements shall be required of all Mobile Home Parks.

2. Minimum Area

The contiguous area of a Mobile Home Park shall be no less than five acres.

3. Density Requirements

- (a) The minimum gross site area per dwelling unit shall be 7,000 square feet.
- (b) The minimum size of an individual mobile home space shall be 5,000 square feet.
- (c) Each mobile home space shall be at least 50 feet wide and clearly defined.

4. Site Development Standards

- (a) Setbacks: Each Mobile Home Park shall have a minimum perimeter setback of 25 feet from adjacent properties of public rights-of-way. No space for a dwelling unit or any other structure shall be permitted in the required setback.
- (b) Setback Landscaping: All area contained within the required setbacks except sidewalks and private drives shall be landscaped.
- (c) Impervious Coverage: Impervious coverage for a Mobile Home Park shall not exceed 50 percent of the total site area.
- (d) Open Space: Each Mobile Home Park shall provide a minimum of 400 square feet of open recreational space per unit. Such space shall be provided at a central location accessible from all parts of the park by pedestrians.
- (e) Separation Between Mobile Home Units: The minimum separation between a mobile home unit and attached accessory structure and any other mobile home units and/or accessory structure shall be 20 feet.
- (f) Separation and Setbacks for Accessory Buildings: An accessory building on a mobile home space shall maintain a minimum rear and side yard setback of five feet. A minimum distance of ten feet shall be provided between any mobile home and an unattached accessory building.

5. Street Access and Circulation Requirements

- (a) Access to Public Street: Each Mobile Home Park must abut and have access to a dedicated public street with a right of way of at least 60 feet. Direct access to a mobile home space from a public street is prohibited.
- (b) Vehicular Circulation: The Mobile Home Park must provide interior vehicular circulation on a private internal street system. Minimum interior street width shall be 27 feet. The street system shall be continuous and connected with other internal and public streets; or shall have a cul-de-sac with a minimum diameter of 90 feet. No such cul-de-sacs may exceed 300 feet in length.
- (c) Separation between Units and Circulation Areas: The minimum distance between a mobile home unit and any attached accessory structure and the pavement of an internal street or parking area shall be ten feet.
- (d) Sidewalks: Each Mobile Home Park shall provide a sidewalk system to connect each mobile home space to common buildings or community

facilities constructed for the use of its residents; and to the fronting public right of way. Sidewalk width shall be at least four feet.

- (e) Street and Sidewalk Standards: All internal streets and sidewalks shall be surfaced with concrete to city standards. Electric street lighting is required along all internal streets.
- (f) Parking Requirements: Each Mobile Home Park must provide at least two off-street parking stalls for each mobile home space.

6. Storm Shelters

Storm shelters shall be provided for all Mobile Home Parks and Mobile Home Subdivisions in conformance with the following requirements:

- (a) Shelters shall be located no more than 600 feet from any mobile home or other dwelling unit and/or occupied area served and on the same property.
- (b) Shelters shall provide 16.5 square feet of floor area per unit.
- (c) A sidewalk system shall be installed which connects all mobile homes or other dwelling units to the storm shelter.
- (d) Shelters shall be designed to withstand a wind speed of 200 miles per hour and in accordance with the technical guidelines recommended by the U.S. Federal Emergency Management Agency.

7. Utilities

All Mobile Home Parks shall provide individual units and common facilities with an adequate, piped supply of hot and cold water for both drinking and domestic purposes; and standard electrical service, providing at least one 120-volt and one 240-volt electrical service outlet to each mobile home space. Fire hydrants shall be provided as required by the City of Beatrice's Subdivision Regulations. All utility systems and connections shall comply with the Uniform Standard Code for Mobile Home Parks as adopted by Neb.Rev.Stat. 71-4634 et al.

8. Occupancy

No mobile home park shall be occupied or otherwise used until the Building Official has found the same to be in compliance with the Special Use Permit approved by the Planning and Zoning Commission, been licensed pursuant to the Nebraska Uniform Standard Code for Mobile Home Parks, and meets the standards of all other applicable laws, regulations, and requirements.

9. Completion Schedule

Construction must begin on any approved Mobile Home Park within one year of the date of approval by the Planning and Zoning Commission. Such construction shall be completed within two years of approval, unless otherwise extended by the Commission.

SECTION 3. All ordinances or parts of ordinances in conflict herein are hereby repealed.

SECTION 4. That this ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

PASSED AND APPROVED this 6th day of June, 2016.

Attest:

Erin Saathoff, City Clerk

Stan Wirth, Mayor

