

CHAPTER 12

MOBILE HOMES AND MOBILE HOME PARKS

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CHAPTER 12

MOBILE HOMES AND MOBILE HOME PARKS

ARTICLE I. IN GENERAL

SECTION 12.1. SCOPE.

This chapter applies to the use, occupancy, and storage of manufactured homes, dependent and independent travel units, as hereinafter defined; and the construction and maintenance of manufactured home parks and recreation vehicle campgrounds. Any facilities servicing manufactured homes as well as dependent and independent travel units, shall comply with the standards for each type of unit served.

SECTION 12.2. DEFINITIONS.

For the purposes of this chapter, the following words and phrases shall have the meaning respectfully ascribed to them by this section:

Dependent Travel Unit. Means any conveyance designed to be used as a temporary or seasonal dwelling which does not have a flush toilet or shower. The unit does contain a water tank. The unit's liquid wastes consist only of "gray water".

Gray Water. Means the liquid waste not containing fecal or other body wastes.

Independent Travel Unit. Means any conveyance designed to be used as a temporary or seasonal dwelling which has a flush toilet or shower. The unit has a sewage storage tank.

Manufactured Home. Is a dwelling unit which is fabricated in one or more sections at a location other than the home site by assembly line-type production techniques or by other construction methods unique to an off-site manufacturing process, every section shall bear a label certifying that it is built in compliance with the federal manufactured home construction and safety standards. For manufactured homes built prior to June 15, 1971, a label certifying compliance to the standard for manufactured homes, N.F.P.A. 501.ANSI 119.1 in effect at the time of manufacture is required. For the purpose of the N.F.P.A. guideline, a manufactured home as defined herein shall be considered a manufactured home as defined therein. A manufactured home is designed to be towed on its own chassis or be site delivered by alternative means.

Manufactured Home Park. An area occupied on a rental or lease basis by two or more manufactured home units, which are being utilized for dwelling or sleeping purposes.

Person. Shall mean an individual, firm, corporation or association.

Recreational Vehicle Park. An area specifically designed for and occupied by two (2) or more dependent or independent travel units which are being utilized for temporary or seasonal dwelling units.

SECTION 12-3. PARKING AND USING OF MANUFACTURED HOMES, DEPENDENT UNITS, INDEPENDENT UNITS, AS LIVING QUARTERS PERMIT REQUIRED.

- (a) No manufactured home, dependent unit, independent unit shall be parked, placed or otherwise located for use or occupancy within the following areas, as the same may from time to time be amended, of the City of Kemmerer:
- (1) Residential R-1;
 - (2) Residential R-2;
 - (3) Commercial
 - (4) Multiple family M-1;
 - (5) Multiple family M-2;
 - (6) Industrial - Light I-1;
 - (7) Industrial - Heavy I-2.
- (b) In those areas zoned to allow manufactured homes, manufactured homes shall be parked, placed or otherwise located for use and occupancy only within the boundaries of a licensed manufactured home park, except as provided in Section 12-5 below.
- (c) No manufactured home, dependent unit or independent unit shall be parked, placed or otherwise located within the corporate limits of the City of Kemmerer for use or occupancy unless such unit is connected to the City water and sewer systems, whenever such systems are available.
- (d) No manufactured home, dependent unit or independent unit shall be parked, placed or otherwise located within the corporate limits of the City of Kemmerer for use or occupancy unless such unit is connected to the city water and sewer systems, whenever such systems are available.
- (e) No manufactured home shall be parked, placed or otherwise located within the corporate limits of the City of Kemmerer for use or occupancy unless same complies with the Federal Manufactured Home Construction and Safety Standards. For manufactured homes built prior to June 15, 1971, compliance with the standards for

manufactured homes, N.F.P.A. 501 ANSI 119.1 in effect at the time of manufacture is required.

SECTION 12-4. STORAGE OF TRAILERS.

Any vacant or unoccupied independent unit, dependent unit, but not manufactured homes, may be stored on private property where not prohibited by restrictive covenants, zoning requirements or other ordinances. No manufactured homes, dependent units, independent units shall be parked on a city street or alley for a period of more than twenty-four (24) hours.

SECTION 12-5. APPLICATION FOR MOBILE HOME USE PERMIT.

Applications for permanent or semi-permanent manufactured home residence use permit shall be filed with the city clerk accompanied by a fee of Four Dollars (\$4.00) as the same may from time to time be changed by resolution of the city council, and all permits shall be issued by the city building inspector. Applications shall be in writing, signed by the applicant and shall contain the following;

- (a) The name and address of the applicant;
- (b) The location and description of the property and unit space upon which the manufactured home unit is to be set up;
- (c) The name of the owner of the lot upon which the unit is to set up;
- (d) Plans, specifications, drawings or a general narrative statement of how the manufactured home unit will be finally set upon the lot;
- (e) Such further information as may be requested by the building inspector, his designated representative, or the city council.

The building inspector or his designated representative shall investigate and review all applications and report to the city council. If the applicant has complied with this ordinance as well as with all laws and regulations of the state, county and city, and the building inspector determines that placement of a manufactured home unit on the proposed site will not endanger the health, safety and welfare of the City of Kemmerer or its residents, the building inspector shall approve the application.

After the set-up of the unit has been completed, the city engineer, city building inspector or his designated representative shall inspect the unit; and if the unit has been set up according to the plans and specifications and is in compliance with this ordinance and all other applicable laws, the building inspector shall issue a permit. All permits issued hereunder shall be non-transferrable.

SECTION 12-6. MANUFACTURED HOMES ON PRIVATE LOTS.

Manufactured homes may be parked, placed or otherwise located for use as permanent residences, dwellings or living quarters upon private lots within those areas of the City of Kemmerer designated Residential "3" as the same may from time to time be amended, provided a special use permit is obtained from the city prior to setting up the manufactured home on the lot.

SECTION 12-7. ISSUANCE OF MANUFACTURED HOME USE PERMITS.

Unless the following requirements are met by the applicant, no manufactured home special use permit shall be issued nor shall an application for a special use permit be approved by the city council:

- (a) The manufactured home must have a minimum of five hundred (500) square feet of living area and no less than two (2) exit doors;
- (b) Each manufactured home lot shall be required to have either:
 - (1) a cement slab the length of the manufactured home;
OR
 - (2) two (2) cement runners twenty-four inches (24") wide and six inches (6") deep; OR
 - (3) cement pads measured 24" X 24" X 16" deep, not to exceed eight feet (8') apart under each side of the frame.
- (c) Footings shall be inspected by the city building inspector or his designated representative prior to pouring.
- (d) A minimum of one (1) tie down is required on each corner of the manufactured home, plus one (1) tie down intermediate per side for each twenty feet (20') or fraction thereof, above and beyond forty feet (40'); provided, however, in the event manufacturer's specifications require a more stringent standard, such manufacturer's specifications shall govern.
- (e) Individual lots shall have their boundaries clearly defined and shall contain a minimum of five thousand (5000) square feet. Minimum lot widths shall be fifty feet (50'); and there shall be only one (1) unit per lot.
- (f) The lot shall be graded and well drained.
- (g) No unit or its appurtenant structures shall be located closer than fifteen feet (15') to

any public street or five feet (5') to any alley; and no unit or its appurtenant structures shall be located closer than ten feet (10') to any neighboring building or property.

- (h) All lots shall be provided with water, sewer, gas and electrical facilities meeting standards specified by city, county and state regulations. Each manufactured home shall be properly connected with the utilities.
- (i) The units shall be inspected by the city building inspector or his designated representative prior to hook-up of utilities.

SECTION 12-8. EXEMPTIONS.

Any manufactured homes situate on private lots within the City of Kemmerer prior to January 28, 1975, shall be exempt from the terms hereof. Further any manufactured homes situate on private lots within the City of Kemmerer prior to the 1988 recodification of the Kemmerer Town Code, shall be exempt from any additional or different terms incorporated in such recodification. Provided, however, if the owner or owners of such private lots abandon their right to use their lots as locations for manufactured home units, then the exemption hereby granted shall be terminated and thereupon the full terms of this article shall apply to said lots. For purposes of this article the right to use lot as a location for a manufactured home unit shall be deemed abandoned when the existing manufactured home unit is removed from the lot and the unit is not replaced within thirty (30) days. Provided further, if a manufactured home unit situate on a private lot prior to January 28, 1975, or prior to the 1988 recodification of the Kemmerer Town Code, is for any reason moved or removed from said lot and a different manufactured home unit is installed on the lot to replace the original unit, the replacement unit must be of the same or better quality than the unit removed or replaced; and the replacement unit must be installed in full compliance with Section 12-7 of this article.

SECTION 12-9. PENALTIES.

(Repealed 3/25/96 by Ordinance #96-721)

ARTICLE II. MANUFACTURED HOME PARKS

SECTION 12-10. LICENSE - REQUIRED; INITIAL APPLICATIONS.

- (a) It shall be unlawful for any person to maintain or operate any manufactured home park within the City of Kemmerer unless he holds a valid license issued annually on a calendar year basis by the city council. Application for such license shall be made to the city clerk on forms approved by the city council.
- (b) All initial applications for a license to operate a manufactured home park shall be

made in duplicate.

- (c) No license shall be renewed until the manufactured home park has been reinspected by the building inspector or his designated representative for conformance with the regulations of this chapter.

SECTION 12-11. SAME - FEES.

- (a) The annual license fee for each manufactured home park shall be Seven Dollars and Fifty Cents (\$7.50) per year per manufactured home space for the first ten (10) spaces and Five Dollars (\$5.00) per year for each manufactured home space in excess of ten (10).
- (b) The fee for the transfer of a license shall be Twenty-Five Dollars (\$25.00).

SECTION 12-12. PLANS AND SPECIFICATIONS FOR CONSTRUCTION.

No person shall construct, add on to, modify or in any way alter a manufactured home park without prior written approval of the city council. Two (2) copies of complete plans and specifications for all phases of the construction and operation of the proposed manufactured home park shall be submitted to be approved by the building inspector. The plans shall show the following:

- (a) The name and address of the applicant;
- (b) The location and legal description of the site;
- (c) The area and dimensions of the site;
- (d) The number, location and size of all unit spaces, plus a designation as to specific usage;
- (e) The location and width of roadways and walkways;
- (f) The location of the service buildings and any other proposed structures;
- (g) The location of water, gas and sewer lines, and electrical wires.
- (h) The location of storm drains or catch basins.
- (i) Details of typical individual and sewer connections;
- (j) Complete plans and specifications of all buildings and other improvements constructed or to be constructed within the manufactured home park.

SECTION 12-13. SITE REQUIREMENTS.

- (a) A manufactured home park shall not be developed at a residential density greater than eight (8) manufactured home spaces per acre. There shall be a minimum of five (5) acres in each such manufactured home park.
- (b) Manufactured home parks shall be well drained and all streets and sidewalks therein shall be paved or of hard surface concrete.
- (c) All roads shall have a minimum paved (hard surface) width of forty-two feet (42') and a fifty-three foot (53') right-of-way; provided, however, upon posting of no parking zone signs thereon, such roads may be of lesser width as approved by the city council.
- (d) No roads within a manufactured home park need be dedicated, and the site plan of any such park shall so specify that the streets and roads are not dedicated; provided, however upon issuance of any manufactured home permit, the owner of such manufactured home park shall file a consent to request for law enforcement of city ordinances on manufactured home park streets and roads, by the City Police Department.
- (e) All driveways and walkways within the park shall be hard surfaced and lighted at night with electric lamps with not less than one hundred (100) watts, spaced at intervals of not more than one hundred feet (100') or, at the election of the park owner, shall be lighted with standard street lamps, spaced at intervals of not more than three hundred feet (300') to the specifications of the city.
- (f) Each unit space shall contain sufficient square footage to meet the requirements of subsection (g) and (h) below. Upon establishment of the boundaries of each unit space and determination of the maximum size of a manufactured home which could occupy such a lot in accordance with the requirements of subsection (g) and (h); such minimum lot size and maximum size for a manufactured home thereon, shall become a condition of the permit required by Section 12-10.
- (g) Each unit shall include a driveway not less than twenty feet (20') in width which shall have unobstructed access to a street or highway.
- (h) Manufactured homes shall be parked on each unit so there is a minimum of:
 - (1) Twenty feet (20') clearance between all manufactured homes;
 - (2) Ten feet (10') between each manufactured home and any adjoining property line;

- (3) Twenty feet (20') between each manufactured home and the nearest public right-of-way;
- (4) Fifteen feet (15') between each manufactured home and any structure.
- (i) No greater number of occupied manufactured homes shall be allowed than there are unit spaces available therefor.
- (j) Four hundred (400) square feet of area shall be provided for the parking of motor vehicles for each manufactured home space, in addition to the requirements of subsection (d) above.
- (k) Electric and telephone utilities shall be underground.
- (l) A sewer connection shall be provided for each unit space with a minimum of three inch (3") trap and a cleanout screw connection for solid connections to manufactured home drain. A cap or plug shall be provided to close sewer connections upon vacating unit space. A house trap with cleanout on either end may be substituted where owing to specific conditions the unit trap cannot be protected from frost.
- (m) An electrical outlet supplying nominal voltage 120/240 volts, one hundred (100) amperes shall be provided for each manufactured home space with readily accessible means of disconnecting the electrical supply. A ground connection shall be provided with clamps or other facilities for connection between ground and the body of the manufactured home, if of metal. Such ground connection shall be a minimum of number eight (8) stranded copper conductor or its equivalent, and shall be connected to an approved ground in accordance with the National Electrical Code.
- (n) Connections between gas supply outlets and manufactured home piping shall be made outside the manufactured home by means of an approved type connection of adequate flexibility not to exceed six feet (6') in length. The flexible connector shall meet the following specifications: Three-fourths inch (3/4") kinkproof flexible connector wire, reinforced woven jacket with oilproof synthetic tube and cover. Such supporting wire shall run full length of the hose, with removable gasoline hose-type metallic male connectors at each end. A gas cock of the locking type shall be installed in the riser pipe ahead of the gas supply outlet.
- (o) An inspection shall be made of each manufactured home prior to connection to utility services. It shall be the responsibility of the manufactured home park owner to initiate such call for inspection. A fee of Four Dollars (\$4.00) shall be paid for each such inspection.
- (p) A separate area shall be provided for recreational purposes and shall be in a location not subject to traffic hazards. Such park and recreation area shall have a minimum of

one hundred fifty (150) square feet per manufactured home space.

- (q) Each manufactured home lot shall be required to have either:
 - (1) a cement slab the length of the manufactured home;
OR
 - (2) two (2) cement runners twenty-four inches (24") wide and six inches (6") deep; OR
 - (3) cement pads measured 24" X 24" X 16" deep, not to exceed eight feet (8') apart under each side of the frame.
- (r) Footings shall be inspected by the city building inspector prior to pouring.
- (s) A minimum of one (1) tie down is required on each corner of the manufactured home, plus one (1) tie down intermediate per side for each twenty feet (20') or fraction thereof, above and beyond forty feet (40'); provided, however, in the event manufacturer's specifications require a more stringent standard, such manufacturer's specifications shall govern.

SECTION 12-14. WATER, PLUMBING AND SEWERS.

- (a) An adequate and safe supply of water under pressure shall be supplied to each unit in accordance with all public health requirements of the city, county and state.
- (b) All plumbing shall comply with state and city plumbing laws and regulations.
- (c) Sewer lines shall be constructed with the approval of the city engineer, and in accordance with city plumbing laws and in accordance with the recommendation of the city engineer.
- (d) There shall be installed on each lot within a manufactured home park, a water meter vault, a frost proof water riser and a remote readout.
- (e) All the sewer lines of the manufactured home park shall be connected to the city sewer system where such system is available.

SECTION 12-15. REFUSE DISPOSAL.

- (a) The storage, collection and disposal of refuse shall be in such a manner as to avoid a health hazard or odor nuisance and shall be approved by the county health officer or an appropriate city official.
- (b) One (1) covered thirty (30) gallon refuse container shall be provided for each

manufactured home within one hundred fifty feet (150') of each unit space, or other containers approved by street and sanitation department, but not less than one container having the equivalent capacity of 30 gallons for each manufactured home.

- (c) Garbage shall be collected at a minimum of once weekly and more often as needed.

SECTION 12-16. INSECT AND RODENT CONTROL.

- (a) Manufactured home parks shall be kept free of rubbish and maintained in a sanitary condition at all times.
- (b) Harborage for rodents and insects shall be eliminated.
- (c) Breeding places for flies and mosquitoes shall be eliminated.

SECTION 12-17. FIRE PROTECTION.

- (a) All new manufactured home parks shall have all plans and specifications reviewed by the offices of the building inspector acting as city fire chief.
- (b) All recommendations of the building inspector acting as city fire chief shall be strictly adhered to. Lack of compliance with city fire regulations shall be deemed sufficient cause for revocation of permit.
- (c) At least one (1) smoke detector shall be installed in each manufactured home prior to occupancy. In addition, ABC type, five (5) pound fire extinguishers shall be required in the following locations within the manufactured home prior to occupancy;
 - (1) Kitchen area; and
 - (2) Wood or coal stove area, if applicable.

SECTION 12-18. SKIRTING; REMOVAL OF WHEELS.

- (a) Skirting shall be installed on each manufactured home within thirty (30) days after issued certificate of occupancy, OR thirty (30) days after frost is out of the ground if set in winter.
- (b) The wheels of any manufactured home shall not be removed except for temporary repair unless placed in position for permanent parking on an individual lot or manufactured home park which complies with all of the provisions of this chapter.

SECTION 12-19. EXISTING MANUFACTURED HOME PARKS.

All existing licensed manufactured home parks not meeting the requirement of this chapter shall pay the license fee under Section 12-11, but shall be declared nonconforming by the building inspector and shall not be permitted to add spaces or make any improvements inconsistent with the terms and conditions of this chapter. Any such nonconforming manufactured home parks which are not operated for a period of six (6) months shall not reopen until the requirements of this chapter have been complied with.

SECTION 12-20. STRICTER REGULATIONS PREVAIL.

In any case where a provision of this chapter is found to be in conflict with any other provision under this Code with respect to standards for the promotion and protection of the health and safety of the people, the stricter provision shall prevail.

ARTICLE III. RECREATIONAL VEHICLE PARKS

SECTION 12-21. LICENSE REQUIRED; INITIAL APPLICATION.

- (a) It shall be unlawful for any person to maintain or operate any recreational vehicle park within the City of Kemmerer unless he holds a valid license issued annually on a calendar year basis by the city council. Application for such license shall be made to the city clerk on forms approved by the city council.
- (b) All initial applications for a license to operate a recreational vehicle park shall be made in duplicate.
- (c) No license shall be renewed until the recreational vehicle park has been reinspected by the building inspector or his designated representative for conformance with the regulations of his chapter.

SECTION 12-22. SAME - FEES.

- (a) The annual license fee for each recreational vehicle park shall be Seven Dollars and Fifty Cents (\$7.50) per year per recreational vehicle space for the first ten (10) spaces and Five Dollars (\$5.00) per ;year for each recreational vehicle space in excess of ten (10).
- (b) The fee for the transfer of a license shall be Twenty-five Dollars (\$25.00).

SECTION 12-23. PLANS AND SPECIFICATIONS FOR CONSTRUCTION.

A floor plan of the service building showing the number and location of toilets, urinals, showers or baths, lavatories, laundry trays, service sinks, doors, windows and all other

pertinent information shall be submitted for approval of the city building inspector prior to issuance of a permit.

SECTION 12-24. SITE REQUIREMENTS; GENERALLY.

- (a) All recreational vehicle parks shall be graded and well drained.
- (b) The recreational vehicle parks shall be adequately lighted at night to prevent injury.
- (c) Each recreational vehicle park unit shall have its boundaries clearly defined.
- (d) Each recreational vehicle park unit shall have an all weather roadway that provides access by emergency vehicles to any unit space.
- (e) A minimum spacing of fifteen feet (15') in any direction shall be provided between all independent or dependent travel units or other structures.
- (f) A minimum spacing of eight feet (8') shall be provided from independent or dependent travel units to streets or other common areas.

SECTION 12-25. SAME; SERVICE BUILDINGS.

- (a) Each recreational vehicle park which provides unit spaces for dependent travel units shall provide a service building.
- (b) A unit space serving a dependent travel unit shall not be located farther than three hundred feet (300') radially from a service building. A unit space further than this distance shall be designated for and used only by independent travel units.
- (c) The number of facilities required within the service building shall be in a ratio as stated in the following table:

NO. OF PARKING SITES	TOILETS		URINALS	LAVATORIES		SHOWERS	
	MEN	WOMEN	MEN	MEN	WOMEN	MEN	WOMEN
01-20	1	2	2	2	2	2	2
21-40	2	3	3	3	3	2	2
41-60	3	4	3	4	4	3	4
61-80	4	5	4	5	5	4	5
81-100	4	6	4	5	5	5	6

OTHER FIXTURES: parking Sites 1-100 requires a minimum of one (1) service dump or dump sink.

All unit spaces intended or designated for dependent travel units within three hundred feet (300') radially from the service building shall be considered dependent upon those facilities.

- (d) The showers shall be separate from the toilet room. The shower room shall be provided with seating and clothes hanging facilities.
- (e) A service sink(s) shall be provided for disposal of gray water and liquid wastes and for clean up and maintenance of the service building(s).
- (f) The service building shall be of permanent construction and equipped with lighting and heating. Positive mechanical ventilation shall be provided in the shower area. All construction shall conform to the applicable building, zoning, city, county and state codes or laws.
- (g) The interior construction of the service building shall be smooth and cleanable. The walls, ceilings and floors shall be covered with moisture resistant materials. Slip retardant materials shall be used on all floors. All floors, walls and ceilings shall be kept clean and in good repair.
- (h) All windows, doors or other openings shall be screened.
- (i) Hot and cold running water shall be provided to the required plumbing fixtures at all times in the service building.
- (j) The service building and toilet facilities shall be available to all residents and visitors at all times.
- (k) The service building shall be adequately lighted.
- (l) If laundry facilities, such as washers and dryers, are provided, they shall be located in a separate room used exclusively for this purpose.

SECTION 12-26. WATER, PLUMBING AND SEWERS; GENERALLY.

- (a) Every recreational vehicle park shall provide drinking water for each unit space.
- (b) All recreational vehicle parks that are not supplied by a public drinking water supply shall provide drinking water with the city and state rules governing semi-public water supplies.
- (c) Water pressure at each recreational vehicle shall not be less than twenty (20) pounds per square inch (psi).
- (d) The water supply shall be capable of providing a minimum of 350 gallons per day for

each recreational vehicle.

- (e) Residents shall be notified in advance of impending water service interruption when such interruption is voluntary and under the control of the operator. If the time for repairs will require more than eight (8) hours in any twenty-four (24) hour period, approved drinking water shall be provided for the resident's use.
- (f) Every recreational vehicle park shall provide access to sewage disposal for each unit space so as to prevent the residents or the public from any exposure to sewage and the attendant health hazards.
- (g) A sanitary station shall be provided within every recreational vehicle park that provides unit space for independent travel units.
- (h) All sewage installations shall be maintained in working condition.

SECTION 12-27. REFUSE DISPOSAL.

- (a) The collection, storage and disposal of refuse shall be in accordance with Chapter Sixteen (16) of the Town Code of the City of Kemmerer, Wyoming, or as may be amended from time to time.
- (b) Refuse containers shall be in a location or reasonable access to the residents.
- (c) Refuse shall be collected and disposed of at least once per week.

SECTION 12-28. INSECT AND RODENT CONTROL.

- (a) Recreational vehicle parks shall be kept free of rubbish and maintained in a sanitary condition at all times.
- (b) Harborage for rodents and insects shall be eliminated.
- (c) Breeding places for flies and mosquitoes shall be eliminated.
- (d) The recreational vehicle park shall be kept free of standing water, junk cars, trash, tires, debris and other vector harborages.

SECTION 12-29. EXISTING RECREATIONAL VEHICLE PARKS.

All existing licensed recreational vehicle parks not meeting the requirements of this chapter shall pay the license fee under Section 12-22, but shall be declared nonconforming by the building inspector and shall not be permitted to add spaces or make any improvements inconsistent with the terms and conditions of this chapter. Any such nonconforming

recreational vehicle parks which are not operated for a period of six (6) months shall not reopen until the requirements of this chapter have been complied with.

**ARTICLE IV. DENIAL, SUSPENSION OR REVOCATION
OF PERMITS ISSUED UNDER CHAPTER 12.**

SECTION 12-30. DENIAL OF A PERMIT.

- (a) Before a permit for a manufactured home park or recreational vehicle park is denied, the city shall give the applicant written notice of the intended action and the reasons for denial. If the applicant supplies evidence of correction, the building inspector or his designated representative, shall conduct an inspection. If, upon inspection, the manufactured home park is found to be in compliance, a permit shall be issued.
- (b) In case of denial, the applicant has a right to a hearing before the city council. The applicant shall request a hearing within twenty (20) days of this receipt of the city's notice. The city shall schedule a hearing at a time and place designated by the building inspector. The hearing shall be held not later than 30 days from the date of the request unless a later date is requested by the applicant but in no event shall the hearing be held later than 90 days from the date of the request. The applicant shall be notified of the time and place of the hearing at least seven (7) days before the date of the hearing.

SECTION 12-31. SUSPENSION OR REVOCATION OF A PERMIT.

- (a) After an opportunity for hearing, a permit may be suspended or revoked by the action of the city council. The building inspector shall give the operator thirty (30) days written notice of the intended action.
- (b) Within the thirty (30) day notice period, the operator shall be given an opportunity to show compliance with lawful requirements for the retention of the permit.
- (c) The permit may be suspended or revoked if the manufactured home park is in noncompliance with the terms of the permit, or with any of these ordinances.
- (d) The suspension or revocation shall become effective thirty (30) days from the date of the operator's receipt of the written notice unless the operator requests a hearing within that time, or shows compliance with all lawful requirements for the retention of the permit.

SECTION 12-32. SUMMARY SUSPENSION OF A PERMIT.

- (a) A permit may be summarily suspended if the building inspector determines that a condition exists that is an imminent hazard to the public health.

- (b) The building inspector shall include, within its suspension order, a finding to the effect that such an emergency action is imperatively required and the violations causing the emergency.
- (c) The operator shall have a right to a prompt post-suspension hearing to determine if revocation is necessary. The operator shall request a hearing within five (5) days of the suspension. The city shall hold a hearing, if requested, within ten (10) days of the suspension.

SECTION 12-33. REINSTATEMENT OF A PERMIT.

- (a) After suspension or revocation of his permit, any operator may at any time apply in writing to the building inspector for a reinstatement of the permit. A statement of compliance with the previously violated rules shall accompany the application.
- (b) After receipt of the completed application and statement, the building inspector shall make an inspection within thirty (30) days.
- (c) The building inspector shall reinstate the permit if he determines the manufactured home park, or campground to be in compliance with these regulations.
- (d) If the violations have; not been satisfactorily corrected, the suspension or revocation of the permit shall be continued. The applicant may not reapply for inspection and reinstatement of the permit for a period of thirty (30) days.

SECTION 12-34. HEARINGS.

All hearings provided for in these rules shall be conducted in accordance with the Rules of Practice and Procedure set forth in Chapter 2.