

CHAPTER 12

MOBILE AND MODULAR HOUSING

- Article 1. General Provisions.
- Article 2. Mobile Home and Trailer Parks.
- Article 3. Mobile Home Subdivisions.
- Article 4. Modular Housing.
- Article 5. Miscellaneous Housing.
- Article 6. Penalty.

Article 1. General Provisions

Section 12-1. Purpose.

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

2. The regulations set forth in the Chapter are designed to promote stable neighborhoods, prevent health and safety hazards and encourage the economical and orderly development and operation of mobile home parks and subdivisions, trailer parks and modular housing units and additions.

Section 12-2. Definitions.

For the purpose of this Chapter, the following terms, words and phrases shall have the meanings indicated hereinbelow:

1. Health Officer. The term “Health officer” shall mean the legally designated health authority of the City of Hollis, Oklahoma (or his authorized representative), or the authorized representative of the Harmon County Health Department or the State Department of Health.

2. Inspection Officer. The term “inspection officer” shall mean the Building Official of the City of Hollis, Oklahoma, or his authorized agent.

3. Licensee. The word “licensee” shall mean any person licensed to operate and maintain a mobile home park under the provisions of this Chapter.

4. 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. Unless otherwise indicated in the text of this Chapter, the term “mobile home” shall refer to an “independent mobile home” as defined herein.

5. 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.

6. Mobile Home, Free-Standing. The term “free-standing mobile home” or “travel trailer” shall mean any

MOBILE AND MODULAR HOUSING

mobile home or travel trailer not located in a mobile home park or travel trailer park respectively, licensed by the City of Hollis, Oklahoma, or in an approved mobile home subdivision.

7. Mobile Home, Independent. The term “independent mobile home” shall mean any mobile home which meets the minimum gross floor area or habitable space requirement of any municipal regulations and which has a flush toilet and a bath or shower. Unless otherwise indicated in the text of this Chapter, the term “mobile home” shall mean an independent mobile home

8. 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.

9. 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 (1) mobile home, and not located on a mobile home sales lot.

10. Mobile Home Subdivision. The term “mobile home subdivision” shall mean any subdivision designed and intended for residential use, where residence is in mobile homes exclusively, and mobile home lots are sold for occupancy.

11. 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

12. 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).

13. Park. The term “park” shall mean a mobile home and/or travel trailer park.

14. Permittee. The term “permittee” shall mean any person to whom a temporary permit is issued to maintain or operate a mobile home park under the provisions of this Chapter.

15. Public Water or Sewer System. The terms “public water system” or “public sewer system” shall mean any such system built and owned by or dedicated to an accepted by, the City of Hollis, Oklahoma; all other such systems shall be deemed private systems.

16. Rural Area. The term “rural area” shall mean any area within the existing or future corporate boundaries of the City of Hollis, Oklahoma, which is zoned agriculturally; this shall not include areas Zoned for low-density, residential-estates type uses.

17. 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, as required by this Chapter or desired by the park operator.

18. Subdivision. The word “subdivision” shall mean a mobile home subdivision, unless otherwise indicated.

19. 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, not included in the definition of “independent mobile homes”. 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.

20. 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.

MOBILE AND MODULAR HOUSING

21. Travel Trailer Space. The-term “travel trailer space” shall mean a plot of ground within a travel trailer park designed for accommodation of one (1) travel trailer.

22. Urban. The word “urban” shall mean all areas within the existing or future corporate boundaries of the City of Hollis, Oklahoma, zoned for urban intensity development.

Section 12-3. Free-Standing Mobile Homes.

1. Free-standing mobile homes which currently exist in the city may continue as nonconforming uses provided that they shall not be stored in front yards or on side yards abutting a street on a corner lot.

2. Free-standing mobile homes allowed to continue as nonconforming uses under the provisions of this section shall not be improved, expended or relocated except for the performance of normal maintenance and repairs, and once such a mobile home is removed from its nonconforming location it may be replaced by another free-standing mobile home only under the following stipulations:

- a. In the event that a free-standing mobile home has been removed from its nonconforming locations, it may not be replaced by another free-standing mobile home unless the replacement occurs on or prior to the expiration date of the free-standing mobile home license applicable to the property.
- b. The approval of the city council shall be obtained in writing prior to replacement.

3. Free-standing mobile homes, except those within regular commercial mobile home sales lots, should be provided with a system of tie-downs in accordance with the recommendations set forth by the Civil Defense Preparedness Agency, United States Department of Defense.

4. a. Free-standing mobile homes may hereafter be allowed to be located in the city. The city council shall issue a free-standing mobile home license for a free-standing mobile home on any lot or tract upon application by the owner of said lot, for the use of the owner. The city council may direct that such license be issued only under the following conditions:

- (1) The applicant has filed an application for a public hearing before the city council for a special exception.
- (2) The applicant has furnished a petition on consent signed by one-hundred (100) percent of all owners of property immediately abutting the subject property and by seventy (70) percent of all owners of property located within three (300) feet of subject property. Attached to any application shall be the certificate of a bonded abstractor listing the names and mailing addresses, as reflected by the current year’s tax rolls in the office of the county treasurer, of all persons required to be notified herein; and
- (3) The mobile home shall be of such design, appearance, condition and value that, in the opinion of the city council, it will be compatible with the neighborhood. The city council may require photographs or other information in satisfying this requirement; and
- (4) The mobile home shall be provided with a system of tie-downs which complies with standards set forth by the Civil Defense preparedness Agency, United States Department of Defense; and
- (5) All off-street parking area for one automobile shall be provided for each free-standing mobile home; and
- (6) All plumbing, electrical and natural gas connections and services shall comply with all applicable codes and ordinances of the city; and

MOBILE AND MODULAR HOUSING

- (7) The board shall have the right and power to make such additional requirements as are necessary to safeguard and protect the public health, safety and welfare; and
- (8) All improvements required by those regulations or other conditions set by the city council shall be installed prior to the issuance of the free-standing mobile home license.

- b. The city council may authorize the issuance of a free-standing mobile home license for a free-standing mobile home to be located within a nonresidential district for the occupancy of a night watchman or other security employee in such cases where it is deemed that such security measures are essential to the operation of the business. However, all of the foregoing conditions, as set forth in this section, must be met prior to the issuance of said license.

5. The owners of a free-standing mobile home are required to obtain a free-standing mobile home license for the City of Hollis. The cost of said license shall be established by motion by the city council.

Section 12-4. Non-Residential Mobile Trailers.

1. No non-residential mobile trailer shall be permitted in the City of Hollis, Oklahoma, unless a license for its operation is issued by the inspection officer.

2. Such license shall specify the permitted use of the nonresidential mobile trailer, the location of such operation and the termination date of the permit.

3. No license shall be issued for a use which would violate any local, State or Federal Ordinance, Law or regulation.

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

5. Operation of non-residential 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, without issuance of a license.

6. This Section shall not be construed as permitting or authorizing the permanent location of any non-residential mobile trailer within the City of Hollis, Oklahoma.

Section 12-5. Minimum Housing Regulations for Mobile Homes.

1. Every mobile home located in either a mobile home park, a mobile home subdivision or as a free-standing mobile home, shall meet the provisions of the adopted Housing Code of the City of Hollis, Oklahoma, except as otherwise provided in this Section.

2. Every mobile home shall contain the following minimum gross floor area of habitable space:

- a. One hundred and fifty (150) square feet for one (1) or two (2) occupants;
- b. One hundred (100) additional square feet for 3rd occupant; and
- c. Seventy-five (75) square feet additional for each additional occupant thereafter.

3. Habitable space in a mobile home shall have a minimum ceiling height of seven (7) feet over fifty percent (50%) of the floor area, the floor area where the ceiling height is less than five (5) feet shall not be considered in computing minimum gross floor area.

4. A mobile home shall have a safe and unobstructed primary exit and an emergency exit located remote from the primary exit.

MOBILE AND MODULAR HOUSING

5. Rooms occupied for sleeping purposes must contain at least sixty (60) square feet of floor space, if used by more than one (1) person, and at least forty (40) square feet if used by one (1) person.
6. Dependent mobile homes shall not be required to have a flush toilet, bath or shower.
7. The Housing Code shall not apply to travel trailers in so far as floor area, flush toilet, bath or shower ceiling height is concerned.

Sections 12-6 through 12-9. (Reserved for future use.)

Article 2. Mobile Homes and Trailer Parks

Section 12-10. Licenses and Temporary Permits; Requirements; Procedures; Fees.

1. It shall be unlawful for any person to construct, maintain or operate any mobile home park or travel trailer park within the limits of the City of Hollis, Oklahoma, unless he holds a valid license issued annually and jointly by the inspection officer and health officer of the City of Hollis, Oklahoma, in the name of such person for the specific mobile home park, except that the maintenance or operation of a mobile home park or travel trailer park in existence 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 inspection officer, who, acting jointly with the Health Officer, shall issue a license upon compliance by the applicant with all pertinent provisions of this and other ordinances and regulations of the City of Hollis, Oklahoma. Every person holding such a license shall notify the health officer in writing within twenty-four (24) hours after having sold, transferred, given away or otherwise disposed of, interest in or control of any mobile home park. Such notice shall include the name and address of the person succeeding to the ownership or control of such mobile home park or travel trailer park.

3. Application for original licenses shall be in writing, signed by the applicant, and accompanied by an affidavit of the applicant as to the truth of the application, 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 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 health and/or inspection officer.

4. Applications for renewals of licenses 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 health and/or inspection officers.

5. A complete plan, for the purpose of obtaining a license 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 or travel trailer spaces;

MOBILE AND MODULAR HOUSING

- c. The location and width of roadway, 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 Health and/or Inspection Officer finds conditions existing in violations of this Chapter, or of any regulation adopted pursuant thereto, he shall give notice, in writing, to the person to whom the license was issued, that, unless such conditions or practices be corrected within a reasonable period of time (specified in the notice), the license will be suspended. At the end of such period, not to exceed ninety (90) days, the Health and/or Inspection Officer shall re-inspect such park, and, if such conditions or practices have not been corrected, he shall suspend the license and give notice, in writing, of such suspension to the person to whom the license was issued. 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 health and inspection officers 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 license 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 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 shall charge and collect for each mobile home and/or travel trailer park an initial license or temporary permit of not to exceed two dollars and fifty cents, (\$2.50) per space. The initial license or temporary permit shall expire one (1) year from the date of issue, unless renewed upon such conditions as the City Council may, by Ordinance, direct.

Section 12-11. Inspection of Mobile Home and Travel Trailer Parks.

1. The Health and/or Inspection Officers are hereby authorized and directed to make inspections to determine the condition of mobile home and travel trailer parks located within the City of Hollis, Oklahoma, in order to perform their duty of safeguarding the health and safety of occupants of mobile home parks and of the general public.

2. The Health Officer 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 and/or Inspection Officer shall have the power to inspect the register containing a record of all mobile 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 or travel trailer park, or their premises, at reasonable times for the purpose of making 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.

Section 12-12. Notices, Hearings and Orders.

1. Whenever the Health and/or Inspection Officer determines violations of pertinent regulations exist, he shall

MOBILE AND MODULAR HOUSING

notify the licensee or permittee 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 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 Fair Housing Board; provided, that such person shall file with the inspection officer 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 and licenses, except in cases of orders issued under Subsection 5, below. The hearing shall be held at the next Fair Housing Board meeting for which the agenda has not been completed, or at a later meeting if so requested by the petitioner, should the inspection officer determine sufficient cause for such delay exists.

3. After such hearing, the health and/or inspection officer shall compile the findings of the Fair Housing Board 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 mobile home park or travel trailer park shall be revoked.

4. Appeals from decisions of the Fair Housing Board shall be to the City Council. Any person aggrieved by the decision of said City Council may seek relief in District Court.

5. Whenever the health and/or inspection officer 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.

Section 12-13. Supervision.

The licensee, permittee or a duly authorized attendant or caretaker, shall be charged at all times with keeping the mobile home park, its facilities and equipment in a clean, orderly and sanitary condition. The attendant or caretaker shall be answerable, with the licensee or permittee, for the violation of any provision of this Chapter to which the licensee or permittee is subject.

Section 12-14. Posting of License and Temporary Permit.

The license certificate or temporary permit shall be conspicuously posted in the office of, or on the premises of, the mobile home park or the travel trailer park at all times.

Section 12-15. Location and Design Considerations for Mobile Home and Travel Trailer Parks.

1. Parks shall be of three (3) types: (a) mobile home parks, (b) travel trailer parks and (c) mixed mobile home and travel trailer parks. No travel trailer shall be located in a mobile home park. No mobile home shall be located in

MOBILE AND MODULAR HOUSING

a travel trailer park. In a mixed park, separate areas shall be reserved for mobile homes and for travel trailers; no mobile home shall be permitted in the travel trailer sector; no travel trailer shall be permitted in the mobile home sector.

2. All mobile home 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) mobile homes per gross acre for a mobile 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 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 mobile home and travel trailer space shall be clearly defined. Mobile homes and travel trailers shall be parked in such spaces, so that, at the nearest point, they shall be ten (10) feet from the service road, five (5) feet from the rear lot line and at least ten (10) feet from any other mobile home or travel trailer.

6. It shall be unlawful to locate a mobile 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 mobile home or travel trailer will obstruct any roadway or walkway of such park.

7. It shall be unlawful to permit a mobile home to occupy a travel trailer space, a travel trailer to occupy a mobile home space and for any mobile home or travel trailer to be located in a park unless in a designated mobile home or travel space.

8. All mobile 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 mobile home or travel trailer parks existing at 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 mobile home or travel trailer park concerned will be required to comply with the following provisions:

- a. In new mobile 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) parking space shall be provided for each space either on, or adjacent to, the space.

10. Outside drying spaces, or other clothes drying facilities, shall be provided in every mobile home park or travel trailer park. Mobile home parks shall have at least one-hundred (100) linear feet of clothes drying-line or one (1) mechanical clothes-drying unit in good condition; mechanical units shall be located in a service building. Travel trailer parks and mixed parks shall have at least twenty-five (25) linear feet of outdoor clothes drying line for each travel trailer space or one (1) mechanical clothes drying unit for the first ten (10) travel trailer spaces, or any fraction thereof, and an additional unit for each ten (10) additional travel trailer spaces, or any fraction thereof.

11. All driveways and walkways within a park shall be at least asphalt-oil-rock sealed and surfaced.

12. In the "urban area", new mobile home parks should abut, and have their major means of ingress and egress on, at least a secondary throughfare. Travel trailer parks and mixed parks in the urban area shall abut, and have their major means of ingress and egress on, at least a primary throughfare.

MOBILE AND MODULAR HOUSING

13. All mobile home parks shall have and maintain a buffer planting strip, not less than three (3) feet in width, along all park boundaries not bordering a street. Such strip shall consist of not less than one (1) row of shrubs spaced not more than eight (8) feet apart, which grow to a height of five (5) feet or more after one (1) full growing season, and which will eventually grow to a height of not less than twelve (12) feet.

Section 12-16. Service Buildings for Travel Trailer Parks.

1. Each travel trailer park shall be provided with at least one (1) service building adequately equipped with flush-type toilet fixtures and other sanitary facilities, as required in this Chapter. No service building shall contain less than one (1) toilet for females, one (1) toilet for males, one (1) lavatory and shower or bathtub for each sex, and one (1) laundry tray. All sanitary facilities required by this Chapter shall be located in service buildings.

2. Each park accommodating travel trailers shall provide the following:

- a. Toilet facilities for males shall consist of not less than two (2) flush toilets and one (1) urinal for the first ten (10) travel trailers or fraction thereof, and for travel trailers in excess of ten (10), not less than one (1) additional flush toilet and one (1) additional urinal for every ten (10) additional travel trailers or fractional number thereof.
- b. Toilet facilities for females shall consist of not less than two (2) flush toilets for the first six (6) travel trailer spaces, or any less number thereof, and for travel trailer spaces in excess of six (6), not less than one (1) additional flush toilet for every ten (10) additional travel trailer spaces in excess of six (6), not less than one (1) additional travel trailer spaces, or fractional number thereof.
- c. Each sex shall be provided with not less than two (2) lavatories and two (2) showers or bathtubs, with individual dressing accommodations for the first ten (10) travel trailer spaces or any less number thereof, and for travel trailer spaces in excess of ten (10), not less than one (1) additional lavatory and one (1) additional shower or bathtub, with individual dressing accommodations for every ten (10) additional travel trailer spaces, or fractional number thereof.
- e. Each toilet for females and each shower or bathtub with individual dressing accommodations for females shall be in a private compartment or stall. The toilet and other sanitation facilities for males and females shall either be separate buildings or shall be separated, if in the same building, by a soundproof wall.
- f. There shall be provided in a separate compartment or stall, not less than one (1) flush toilet bowl receptacle for emptying bed pans and other containers of human excreta, or a slop sink with at least a three (3) inch trap, and an adequate supply of hot running water for cleansing such bed pans or containers.

3. Travel trailer spaces shall not be more than two-hundred (200) feet from a private building.

4. Service buildings shall:

- a. Be located twenty-five (25) feet or more from any travel trailer space;
- b. Be of permanent construction and be adequately lighted;
- c. Be of moisture resistant material, to permit frequent washing and cleansing;
- d. Have adequate heating facilities to maintain temperature of seventy degrees (70) Fahrenheit during cold weather, and to supply adequate hot water during time of peak demands; and
- e. Have all rooms well ventilated, with all openings effectively screened.

MOBILE AND MODULAR HOUSING

5. Laundry facilities shall be provided in the ratio of one (1) laundry unit to every thirty (30) travel trailer spaces, and shall be in a separate, soundproof room of a service building or in a separate building. A laundry shall consist of not less than one (1) laundry and one (1) clothes washing machine.

6. All service buildings and the grounds of the park shall be maintained in a clean condition and kept free of any condition that will menace the health of any occupant or the public or constitute a menace.

Section 12-17. Sewage Disposal for Mobile Home Parks.

1. Waste from showers, bathtubs, flush toilets, urinals, lavatories, slop sinks and laundries in service 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 Health Department and in accordance with all applicable Ordinances of the City of Hollis, Oklahoma.

2. Each mobile 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. The sewer connection shall be fitted with a standard ferrule and close nipple, and provided with a screw cap. Connection between the mobile home drain and the sewer must be watertight and self-draining. Mobile 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 water system is, or becomes available, within three hundred (300) feet of a mobile home or travel trailer 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 waters of the State. The disposal facilities shall be located where they will not create a nuisance or health hazard to the mobile home park or to the owner or occupants of any adjacent property. The Oklahoma State Health Department must approve the type of treatment proposed and the design of any disposal facilities and sewer systems, prior to construction.

5. Every mobile home occupying a mobile home park space shall tie onto the park sewerage 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 Health Department. Any other dumping of accumulated waste within the City of Hollis, Oklahoma, is prohibited.

6. The monthly sewerage charge shall be based on the maximum mobile home or travel trailer capacity of the park. The park operator shall, by the 10th of each month, notify the City Clerk of the maximum number of mobile home spaces in use at any one (1) time during the previous month. The City Clerk shall then adjust the sewerage fee to the actual use of the park. Should the park operator fail to notify the City Clerk of the prior month's actual usage of trailer or mobile home spaces, the sewerage fee shall be levied on the maximum capacity of the, park.

7. Sewer connections shall be watertight. Park licensees shall maintain trailer and mobile home connections to sewer and water systems in good condition and be responsible that there is no sewerage or water leakage on park premises.

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

Sections 2-18. Water Supply For Mobile Home 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 mobile home 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 and its supply shall be used exclusively. Where private water supplies must be developed, the health officer 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.

MOBILE AND MODULAR HOUSING

2. The water system of the mobile home park shall be connected by pipes to all buildings and all mobile home spaces. Each mobile 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, for all bathing, washing, cleansing and laundry facilities.

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 Officer.

5. Individual water-service connections which are provided for direct use by mobile homes or travel trailers shall be of such construction so that they will not be damaged by the parking of such mobile homes or travel trailers. The park system shall be adequate to provide twenty (20) pounds per square inch of pressure at all mobile 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 section 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 construed 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 water well shall draw water from any sands reserved to the City of Hollis, Oklahoma, for its use, except as may be otherwise permitted by ordinances of the City of Hollis, Oklahoma.

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

Section 12-19. Refuse Disposal for Mobile Home 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 breeding areas, accident or fire hazards, or air pollution.

2. All refuse shall be stored in fly-tight, water-tight and rodent-proof containers, which shall be located within one hundred and fifty (150) feet of any mobile 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 Officer. Where municipal garbage collection is not available, the mobile home 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.

MOBILE AND MODULAR HOUSING

5. Where municipal or other private disposal service is not available, the mobile home park operator shall dispose of the refuse by burial or transporting to an approved disposal site, as directed by the health officer. Refuse shall be buried only at locations and by methods approved by the health officer, and in accordance with the ordinances of the City of Hollis, Oklahoma.

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

Section 12-20. Insect and Rodent Control.

1. Insect and rodent control measures' to safeguard public health, as required by the Health Officer, shall be applied in the park.

2. Effective larvicidal solutions may be required by the Health Officer for fly or mosquito-breeding areas which cannot be controlled by other, more permanent measures.

3. The Health Officer 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 mobile home 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 Health Officer, to exterminate them.

Section 12-21. Electricity; Exterior Lighting.

1. An electrical outlet supplying at least sixty (60) amperes shall be provided for each mobile 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 powerline shall be suspended less than eighteen (18) feet above the ground, unless otherwise approved by the inspection officer.

2. Streets and driveways within mobile home and travel trailer parks shall be lighted with street lights meeting the current standards of the Illuminating Engineering Society or one-half (½) candlepower, which ever be higher.

Section 12-22. Fuel.

All piping from outside fuel storage tanks or cylinders to mobile homes shall be of acceptable material, as determined by the inspection officer, 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 mobile home or less than five (5) feet from any mobile home exit.

Section 12-23. 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 mobile home or building

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

Section 12-24. Alterations and Additions.

1. All plumbing and electrical alterations or repairs in the park shall be made in accordance with applicable local regulations.

MOBILE AND MODULAR HOUSING

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 permit issued by the inspecting officer shall be required before any construction on a mobile home space or any structural addition or alteration to the exterior of a mobile home takes place. No construction, addition or alteration to the exterior of a mobile home located in a mobile home park shall be permitted unless of the same type of construction or materials as the mobile home affected. All such 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.

4. No structure, other than a mobile home, shall be permitted on a mobile home space, except one (1) structure of not to exceed one hundred and seventy-five (175) cubic feet, to be used for storage, may be allowed on each such space.

Section 12-25. Registration of Owners and Occupants.

1. Each licensee or permittee shall keep a register containing a record of all mobile 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 mobile home, and motor vehicle by which it is owned;
- b. The make, model, year and license of each mobile home and motor vehicle;
- c. The state, territory or country issuing such license;
- d. The date of arrival and of departure of each mobile home; and
- e. Whether or not each mobile home is a dependent or independent mobile 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 record of each occupant registered shall not be destroyed for a period of one (1) year, following the date of departure of the registrant from the park.

Sections 12-26 through 12-29. (Reserved for future use.)

Article 3. Mobile Home Subdivisions

Section 12-30. Mobile Home Subdivisions.

1. Mobile home subdivisions shall comply with the adopted Subdivision Regulations and Zoning Ordinance of the City of Hollis, Oklahoma, except as otherwise provided herein.

2. The minimal size of a mobile home subdivision shall be ten (10) acres.

3. No residences except mobile homes shall be permitted in a mobile home subdivision.

4. Minimum effective lot widths in a mobile home subdivision shall be forty (40) feet, measured at the front building line, and minimum lot areas shall be four thousand (4,000) square feet; provided that at least a five (5) feet side yard shall be provided on each lot beyond any mobile home and additions thereto; and further provided, that in areas not serviced by a public sewer, the minimum additional lot area shall be determined by the Health Officer on the basis of safe and sanitary sewer service. The effective lot width of a mobile home lot shall be determined, for interior lots, by measuring at right angles across the lot from one (1) diagonal side line to the other, and for corner lots, the

MOBILE AND MODULAR HOUSING

measurement shall be made at right angles from the diagonal having the greatest divergence from perpendicular to the street, through the midpoint of the rear line of the required front yard, to the opposite lot line, or an extension thereof.

5. Side lines of lots in mobile subdivisions need not be at right angles to straight street lines or radial to curved street lines.

6. Regardless of the effective lot width, mobile home subdivision lots must abut a public street for at least twenty-five (25) feet.

7. All mobile home subdivision, except those developed under Residential Estate Zoning District Standards shall have a green belt planting strip of not less than twenty (20) feet in width along all subdivision boundaries. Such greenbelt shall be composed of (a) one (1) 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 not more than eight (8) feet apart, which grow to a height of five (5) feet or more after one (1) full growing season, and which shrubs will eventually grow to a height of not less than twelve (12) feet.

Sections 12-31 through 12-39. (Reserved for future use.)

Article 4. Modular Housing

Sections 12-40 through 12-49. (Reserved for future use.)

Article 5. Miscellaneous Provisions

Sections 12-50 through 12-59. (Reserved for future use.)

Article 6. Penalty

Section 12-60. Penalty.

Any person, firm or corporation who violates any provisions of this Chapter shall be guilty of an offense and, upon conviction thereof, shall be punished by fine and costs as provided for in Section 9-34 of this code. Each day upon which a violation continues shall be deemed a separate offense.