

TRAILERS AND MOBILE HOME PARKS

Sec. 26-1. Definitions.

As used in this chapter:

Mobile home means any transportable residence in one or more sections, which is built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities. The term also includes park trailers, recreational vehicles, and similar transportable structures placed on a site for 180 consecutive days or longer and intended to be improved property.

Mobile home park means any parcel of land in which spaces are rented or leased for placement of two or more manufactured (mobile) homes.

Cross reference--See sec. 57.05, Special Regulations for Manufactured (Mobile) Home Parks, of the Land Development Code under Chapter 13.

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

Park means mobile home park.

Person means any natural individual, firm, trust, partnership, association or corporation. (Ord. 1555, sec. 1, 10-5-65)

Sec. 26-2. Penalty for chapter violations.

Any person violating the provisions of this chapter shall upon conviction be fined in a sum not to exceed five hundred dollars (\$500.00) or imprisoned for not more than (90) days or both for each offense and each day said violation continues shall constitute a separate offense. (Ord. 1555, sec. 12, 10-5-65)

Cross reference--Revocation of license as penalty for chapter violation, see sec. 26-10.

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Sec. 26-3. Trailers; parking restricted to parks; exceptions.

Over-night parking of house trailers or trailers used for living, sleeping or eating purposes shall be prohibited in any street or land of the city, public or private, or in any residential section of the city, except in an approved mobile home park. (Ord. 1555, sec. 2, 10-5-65)

Cross reference--Sec. 68 - Manufactured (Mobile) Home District of the Land Development Code under Chapter 13.

Sec. 26-4. Authority of building official; parking permits for trailers.

Parking permit for trailers. All mobile homes not in transit and mobile home parks shall be under the direct jurisdiction of the city building official and a parking permit shall be required for any mobile home, trailer or house trailer not in transit in the city, and shall be secured from the city building official for a permit fee of such sum as shall be ordered by the council. (Ord. 1555, sec. 4, 10-5-65)

Sec. 26-5. Initial and renewal licenses; application, approval, issuance.

A. **Initial license.** Application for an initial mobile home park license shall be filed with and issued by the city building official. The application shall be in writing signed by the applicant and shall include the following:

1. The name and address of the applicant;
2. The location and legal description of the mobile home park and a certification that such is a permitted use under existing zoning classifications;
3. A complete plan of the park in conformity with the requirements of sec. 68 of the Land Development Code;
4. Plans and specifications of all buildings, improvements and facilities constructed or to be constructed within the mobile home park;
5. Such further information as may be requested.

The application and all accompanying plans and specifications shall be filed in duplicate. The city building official shall investigate the applicant and inspect the applications and the proposed plans and specifications. If the proposed mobile home park will, when constructed or altered in accordance with such plans and specifications, be in compliance with all provisions of this chapter and all other applicable ordinances and statutes, the mayor and council may approve the applications, and upon completion of the park according to the plans of the city building official shall issue the license.

B. **Renewal license.** Upon applications in writing by a licensee for renewal of a license and upon payment of the annual license fee, the city building official shall issue a certificate renewing such license for another year. (Ord. 1555, sec. 6, 10-5-65)

Sec. 26-6. License and fees.

Annual license. The annual license fee for each mobile home park shall be that prescribed by the Mississippi Local Privilege Tax Laws, including, but not limited to Section 27-17-381, Mississippi Code of 1972, Annotated as Amended. (Ord. 1555, sec. 5, 10-5-65)

Sec. 26-7. Same--posting.

The license certificate shall be conspicuously posted in the office of or on the premises of the mobile home park at all times. (Ord. 1555, sec. 11, 10-5-65)

Sec. 26-8. Register of occupants.

A. Information required. It shall be the duty of each licensee and permittee to keep a register containing a record of all mobile home owners and occupants located within the park. The register shall contain the following information:

1. The name and address of each mobile home occupant;
2. The name and address of the owner of each mobile home and motor vehicle by which it is towed;
3. The make, model, year and license number of each mobile home and motor vehicle;
4. The state, territory or country issuing such license;
5. The date of arrival and of departure of each mobile home.

B. Availability for inspection. The park shall keep the register available for inspection at all times by law enforcement officers whose duties necessitate acquisition of the information contained in the register. The register record for each occupant registered shall not be destroyed for a period of three (3) years following the date of departure of the registrant from the park. (Ord. 1555, sec. 8, 10-5-65)

Sec. 26-9. Supervision of park.

The licensee or permittee, or a duly authorized attendant or caretaker, shall be in charge of the park at all times and shall keep 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. (Ord. 1555, sec. 9, 10-5-65)

Sec. 26-10. Revocation of license.

The council may revoke any license to maintain and operate when the licensee violates any provision hereof. After such conviction, the license may be reissued if the council finds the circumstances leading to conviction have been remedied and the park is going to be maintained and operated in full compliance with all applicable laws. (Ord. 1555, sec. 10, 10-5-65)

Cross reference--Payment of fine as penalty for chapter violation, see sec. 26-2.

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