TITLE XVI.

MOBILE HOME PARKS

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CHAPTER 16-01

DEFINITIONS

SECTIONS:

16-0101. Definitions.

16-0101. DEFINITIONS. As used in this title:

1. Driveway means a minor private way used by vehicles and pedestrians on mobile home lot or used common access to a small group of lots or facilities.

2. Health Authority means the State Department of Health or its authorized representative of the City.

3. License means a written license issued by the Health Authority allowing a person to operate and maintain a mobile home park under the provisions of this title and regulations issued hereunder.

4. Mobile Home means a manufactured transportable, single-family dwelling unit suitable for year-round occupancy and containing water supply, waste disposal and electrical convenience.

5. Mobile Home Lot means a parcel of land for the placement of a single mobile home for the exclusive use of its occupants.

6. Mobile Home Park means a contiguous parcel of land which has been developed for the placement of mobile homes and is owned by an individual, a firm, trust, partnership, public or private association or corporation.

7. Mobile Home Stand means that part of an individual lot which has been reserved for the placement of one mobile home unit.

8. Park Management means the person who owns or has charge, care or control of the mobile home park.

9. Park Street means a private way which affords principal means of access to individual mobile home lots or auxiliary buildings.

10. Permit means a written permit or certification issued by the City Commission permitting the construction,

alteration and extension of a mobile home park under the provisions of this title and regulations issued hereunder.

11. Person means any individual, firm, trust, partnership, public or private association or corporation.

12. Service Building means a structure housing toilet, lavatory and such other facilities as may be required by this title.

13. Sewer Connection means the connection consisting of all pipes, fittings and appurtenances from the drain outlet of the mobile home to the inlet of the corresponding sewer riser pipe of the sewerage system serving the mobile home park.

14. Sewer Riser Pipe means that portion of the sewer lateral which extends vertically to the ground elevation and terminates at each mobile home lot.

15. Water Connection means the connection consisting of all pipes, fittings and appurtenances from the water riser pipe to the water inlet pipe of the distribution system within the mobile home.

16. Water Riser Pipe means that portion of the water supply system serving the mobile home park which extends vertically to the ground elevation and terminates at a designated point at each mobile home lot.

Source: Ord. 166, Sec. 1 (1971).

CHAPTER 16-02

PERMIT

SECTIONS:

16-0201. Permits Required.
16-0202. Application for Permit.
16-0203. Permit Fee.
16-0204. City Commission Issues Permit.
16-0205. Appeal.

16-0201. PERMITS REQUIRED. It shall be unlawful for any person to construct, alter or extend any mobile home park within the limits of West Fargo unless he holds a valid permit issued by the City Building Inspector in the name of such person for the specific construction, alteration or extension proposed.

Source: Ord. 166, Sec. 2, Subsection 2.1 (1971).

16-0202. APPLICATION FOR PERMIT. All applications for permits shall contain the following:

1. Name and address of applicant.

2. Location and legal description of mobile home park.

3. Complete engineering plans and specifications of the proposed park showing but not limited to the following:

   a. The area and dimensions of the tract of land.

   b. The number, location and size of all mobile home lots.

   c. The location and width of roadways and walkways.

   d. The location of water and sewer lines and riser pipes.

   e. Plans and specifications of the water supply and sewage.

   f. Plans and specifications of all buildings constructed or to be constructed within the mobile home park.

g. The location and details of lighting and electrical systems.

Source: Ord. 155, Sec. 2, Subsection 2.2 (1971).

16-0203. PERMIT FEE. All applications shall be accompanied by the deposit of a fee as called for in the title covering building permits.

Source: Ord. 166, Sec. 2, Subsection 2.3 (1971).

16-0204. CITY COMMISSION ISSUES PERMIT. When, upon review of the application, the City Commission is satisfied that the proposed plan meets the requirements of this title, a permit shall be issued.

Source: Ord. 166, Sec. 2, Subsection 2.4 (1971).

16-0205. APPEAL. Any person whose application for a permit under this title has been denied may request and shall be granted a hearing on the matter before the City Commission under the procedure provided by Chapter 16-05 of this title.

Source: Ord. 166, Sec. 2, Subsection 2.5 (1971).

CHAPTER 16-03

LICENSE

SECTIONS:

16-0301. License Required.
16-0302. Requirements: Fee: Term.
16-0303. Transfer of License: Notice: Fee.
16-0304. Suspension of License.

16-0301. LICENSE REQUIRED. It shall be unlawful for any person to operate any mobile home park within the limits of West Fargo without first procuring a license from the City. Any person who seeks to obtain such a license shall execute under oath, and file with the City Auditor, a written application therefor on a form provided by the City Auditor setting forth the name, citizenship, police record, if any, and place of residence of the applicant, and the legal description of the premises for which the license is sought. The application must show the age of the applicant, and include the names of five (5) character witnesses, if an individual; the name, place of residence, citizenship and age of each partner, if the applicant is a partnership; if the applicant is a corporation, the applicant must show the name and address of each officer, together with the date of the charter.

Source: Ord. 166, Sec. 3, Subsection 3.1 (1971).

16-0302. REQUIREMENTS: FEE: TERM. No license shall be issued unless the applicant holds a valid license issued by the State Health Department in the name of the person for the specific mobile home park. The City license shall be issued upon approval of the building permit, if such is a new mobile home park or an addition to an existing mobile home park, evidence of the State Health Department license, and payment of a Fifty Dollar ($50) annual license fee. The term of the license shall be from July 1 to June 30 following. When the original license is approved, the applicant shall pay a fee pro-rated in accordance with the portion of the license year which has expired and the portion of the license year which remains to run.

Source: Ord. 166, Sec. 3, Subsection 3.2 (1971).

16-0303. TRANSFER OF LICENSE: NOTICE: FEE. Every person holding a license shall give notice in writing to the City Commission within five (5) days after having disposed of interest

in any mobile home park. Such notice shall include the name and address of the persons succeeding to the ownership of such mobile home park. Upon application in writing for transfer of the license and deposit of a fee of Twenty-five Dollars ($25), the license shall be transferred if the mobile home park is in compliance with all applicable provisions of this title.

Source: Ord. 166, Sec. 3, Subsection 3.3 (1971).

16-0304. SUSPENSION OF LICENSE. Whenever upon inspection of any mobile home park, the Building Inspector finds that conditions or practices exist which are in violation of any provision of this title, the Building Inspector shall give notice in writing in accordance with Section 16-0501 to the person to whom the license was issued that unless such conditions are corrected within a reasonable period of time, specified in the notice, the license shall be suspended. At the end of such period the Building Inspector shall reinspect such mobile home 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 is issued. Upon receipt of notice of such suspension, such person shall cease operation of such mobile home park except as provided in Section 16-0502.

Source: Ord. 166, Sec. 3, Subsection 3.4 (1971).

CHAPTER 16-04

INSPECTION

SECTIONS:

16-0401. Inspection by Building Inspector.
16-0402. Authority to Enter Premises.
16-0403. Authority to Inspect Register.
16-0404. Duty of Park Manager.
16-0405. Duty of Occupant.

16-0401. INSPECTION BY BUILDING INSPECTOR. The City Building Inspector is hereby authorized and directed to make such inspections as are necessary to determine satisfactory compliance with this title.

Source: Ord. 166, Sec. 4, Subsection 4.1 (1971).

16-0402. AUTHORITY TO ENTER PREMISES. The Building Inspector shall have the power to enter at reasonable times upon any private or public property for the purpose of inspecting and investigating conditions relating to the enforcement of this title.

Source: Ord. 166, Sec. 4, Subsection 4.2 (1971).

16-0403. AUTHORITY TO INSPECT REGISTER. The City shall have the power to inspect the register containing a record of all residents of the mobile home park.

Source: Ord. 166, Sec. 4, Subsection 4.3 (1971).

16-0404. DUTY OF PARK MANAGER. It shall be the duty of the park management to give the City free access to all lots at reasonable times for the purpose of inspection.

Source: Ord. 166, Sec. 4, Subsection 4.4 (1971).

16-0405. DUTY OF OCCUPANT. It shall be the duty of every occupant of a mobile home park to give the owner thereof or his agent or employee access to any part of such mobile home park at a reasonable time for the purpose of making such repairs or alterations as are necessary to effect compliance with this title.

Source: Ord. 166, Sec. 4, Subsection 4.5 (1971).

CHAPTER 16-05

NOTICE, HEARINGS AND ORDERS

SECTIONS:

16-0501. Notice of Violation.
16-0502. Hearing on Notice.
16-0503. Order of City Commission.
16-0504. Appeal.
16-0505. Emergency: Power of City Commission.

16-0501. NOTICE OF VIOLATION. Whenever the City determines that there are reasonable grounds to believe that there has been a violation of any provision of this title, the City shall give notice of such alleged violation to the person to whom the permit or license was issued, as hereinafter provided. Such notice shall:

1. Be in writing.

2. Include a statement of the reasons for its issuance.

3. Allow a reasonable time for the performance of any act it requires.

4. Be served upon the owner or his agent as the case may require. Provided: That such notice or order shall be deemed to have been properly served upon such owner or agent when a copy thereof has been sent by registered mail to his last known address, or when he has been served with such notice by any method authorized or required by the laws of this State. Contain an outline of remedial action which, if taken, will effect compliance with the provisions of this title.

Source: Ord. 166, Sec. 5, Subsection 5.1 (1971).

16-0502. HEARING ON NOTICE. Any person affected by any notice which has been issued in connection with the enforcement of any provisions of this title, may request and shall be granted a hearing on the matter before the City Commission. Provided: That such person shall file in the office of the City Auditor a written petition requesting such hearing and setting forth a brief statement of the grounds therefor within ten (10) days after the day the notice was served. The filing of the request for a hearing shall operate as a stay of the notice and of the suspension except in the case of an order issued under Section 16-0505. Upon receipt of such petition the City Commission shall set a time and place for

such hearing and shall give the petitioner written notice thereof. At such hearing the petitioner shall be given an opportunity to be heard and to show why such notice should be modified or withdrawn. The hearing shall be commenced not later than ten (10) days after the day on which the petition was filed. Provided: That upon application of the petitioner the City Commission may postpone the date of the hearing for a reasonable time beyond such ten (10) day period when in his judgment the petitioner has submitted good and sufficient reasons for such postponement.

Source: Ord. 166, Sec. 5, Subsection 5.2 (1971).

16-0503. ORDER OF CITY COMMISSION. After such hearing the City Commission shall make findings as to compliance with the provisions of this title and shall issue an order in writing sustaining, modifying or withdrawing the notice which shall be served as provided in Section 16-0501. Upon failure to comply with any order sustaining or modifying a notice, the license of the mobile home park affected by the order shall be revoked.

Source: Ord. 166, Sec. 5, Subsection 5.3 (1971).

16-0504. APPEAL. The proceedings at such a hearing, including the findings and decisions of the City Commission and together with a copy of every notice and order related thereto shall be entered as a matter of public record in the office of the Health Authority but the transcript of the proceedings need not be transcribed unless judicial review of the decision is sought as provided by this section. Any person aggrieved by the decision of the City Commission may seek relief therefrom in any Court of competent jurisdiction as provided by the laws of this State.

Source: Ord. 166, Sec. 5, Subsection 5.4 (1971).

16-0505. EMERGENCY: POWER OF CITY COMMISSION. Whenever the City Commission finds that an emergency exists which requires immediate action to protect the public health it may without notice or hearing issue an order reciting the existence of such an emergency and requiring that such action be taken as it may deem necessary to meet the emergency including the suspension of the permit or license. Notwithstanding any other provisions of this title, 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 Commission shall be afforded a hearing as soon as possible. The provisions of Section 16-0503 and 16-0504 shall be applicable to such hearing and the order issued thereafter.

Source: Ord. 166, Sec. 5, Subsection 5.5 (1971).

CHAPTER 16-06

EXEMPTIONS

SECTIONS:

16-0601. Exemption: When Granted.
16-0602. How Long Exemption Allowed.
16-0603. Conformity.
16-0604. Additional Exemption.

16-0601. EXEMPTION: WHEN GRANTED. Where the City Commission finds that compliance with provisions of this title would result in undue hardship, an exemption may be granted by the City Commission without impairing the intent and purpose of this title. Deviations from design, construction and installation provisions shall be brought into compliance with this title within a reasonable period of time based on economic feasibility of improvement, nature, significance and extent of deviation, depreciation of material, improvement, and layout in use and other similar factors, within a minimum period not exceeding five (5) years and a maximum period not exceeding twenty-five (25) years.

Source: Ord. 166, Sec. 6, Subsection 6.1 (1971).

16-0602. HOW LONG EXEMPTION ALLOWED. Such period shall begin after the City Commission has given notice of a certain and specific deviation from this title to the person to whom the permit or certification was issued.

Source: Ord. 166, Sec. 6, Subsection 6.2 (1971).

16-0603. CONFORMITY. Gradual improvements to a higher degree of conformity shall be permissive provided that there shall be complete conformity at the end of a period prescribed by the City Commission.

Source: Ord. 166, Sec. 6, Subsection 6.3 (1971).

16-0604. ADDITIONAL EXEMPTION. Those mobile home parks which are in existence on August 4, 1971 will not be forced to comply with this title, with the exception that any new additions, that result in the increase of the number of trailer spaces available, to the old park, must comply with this title.

Source: Ord. 166, Sec. 6, Subsection 6.4 (1971).

CHAPTER 16-07

AREA: STREETS AND SIDEWALKS: PARKING: ILLUMINATION REGULATIONS

SECTIONS:

16-0701. Required Setbacks, Buffer Strips, Screening and Density.
16-0702. Park Street System and Car Parking.
16-0703. Walks.
16-0704. Mobile Home Stands.
16-0705. Traffic Regulations.

16-0701. REQUIRED SETBACKS, BUFFER STRIPS, SCREENING AND DENSITY.

1. All mobile homes shall be located at least twenty-five (25) feet from any park property boundary line abutting upon a public street or highway and at least fifteen (15) feet from other park property boundary lines.

2. There shall be a minimum distance of ten (10) feet between the mobile home stand and abutting park street.

3. All mobile home parks located adjacent to industrial or commercial land uses shall be provided with screening such as fences or natural growth along the property boundary line separating the park and such adjacent nonresidential uses.

4. No acre of land within any mobile home park shall contain more than seven (7) mobile home lots.

Source: Ord 166, Sec. 7, Subsection 7.1 (1971).

16-0702. PARK STREET SYSTEM AND CAR PARKING.

1. General Requirements. All mobile home parks shall be provided with safe and convenient vehicular access from abutting public streets and roads to each mobile home lot. Such access shall be provided by streets, driveways or other means.

2. Park Entrance. Entrances to mobile home parks shall be designated to minimize congestion and hazards and allow free movement of traffic on adjacent streets.

3. Internal Streets. Surfaced roadways shall be of adequate width to minimum requirements:

   a. All streets except minor streets..... 24 Feet
      (From back of curb to back of curb)

   b. Minor Streets..... 18 Feet
      (Acceptable only if less than Five Hundred (500) feet long and serving less than Twenty-five (25) mobile homes or of any length if mobile home lots abut one side only).

   c. Dead End Streets shall be limited in length to 1,000 Feet and shall be provided at the closed end with a turn around having an outside roadway diameter
      of at least Sixty (60) feet.

4. Car Parking. Off-street parking area or off-street parking lanes shall be provided for the use of park occupants and guests. Such areas shall:

   a. Be furnished at a rate of at least 1.50 car space for each mobile home lot.

   b. Be located within a distance of Two Hundred (200) feet from the mobile home to be served unless other vehicular access is provided.

   The minimum street width requirement under Section 16-0702.3 shall be increased by seven (7) feet if on-street parking is the only type of car parking provided in a mobile home park.

5. Required Illumination of Park Street Systems. All parks shall be furnished with lighting units so spaced and equipped with luminaries placed at such mounting heights as will provide the following average maintained levels of illumination for the safe movement of pedestrians and vehicles at night:

   a. All parts of the park street systems: 0.6 foot candle, with a minimum of 0.1 foot candle.

   b. Potentially hazardous locations, such as major street intersections and steps or stepped ramps: Individually illuminated, with a minimum of 0.3 foot candle.

6. Street Construction and Design Standards.

a. Pavements. All streets shall be provided with a smooth, hard and dense surface which shall be durable and well drained under normal use and weather conditions. Pavement edges shall be protected to prevent raveling of the wearing surface and shifting of the pavement base. Street surfaces shall be maintained free of cracks, holes and other hazards.

b. Grades. Grades of all streets shall be sufficient to insure adequate surface drainage.

c. Intersections. Within one hundred (100) feet of an intersection, streets shall be at approximately right angles. A distance of at least one hundred fifty (150) feet shall be maintained between center lines of offset intersecting streets. Intersections of more than two (2) streets at one point shall be avoided.

Source: Ord. 166, Sec. 7, Subsection 7.2 (1971).

16-0703. WALKS.

1. General Requirements. All parks shall be provided with safe, convenient all-season pedestrian access of adequate width for intended use, durable and convenient to maintain, between individual mobile homes, the park streets and all community facilities provided for park residents. Sudden changes in alignment and gradient shall be avoided.

2. Common Walk System. A common walk system shall be provided and maintained between locations where pedestrian traffic is concentrated. Such common walks shall have a minimum width of three and one-half (3½) feet.

3. Individual Walks. All mobile home stands shall be connected to common walks, to paved streets or to paved driveways or parking spaces connecting to a paved street. Such individual walks shall have a minimum width of two (2) feet.

Source: Ord. 166, Sec. 7, Subsection 7.3 (1971).

16-0704. MOBILE HOME STANDS. The areas of the mobile home stand shall be improved to provide adequate support for the placement of the mobile home, thereby securing the superstructure against uplift, sliding, rotation and overturning. The mobile home shall not heave, shift or settle unevenly under the weight of the mobile home due to frost action, inadequate drainage, vibration or other forces acting on the structure.

Source: Ord. 166, Sec. 7, Subsection 7.4 (1971).

16-0705. TRAFFIC REGULATIONS. The traffic regulations set out in Title XIII of the Revised Ordinances of the City of West Fargo shall be in full force and effect and enforced on the streets within a mobile home park, with the exception that the parking regulations of Title XIII shall not be applicable. The speed limit on streets within a mobile home park shall be as set by the City Commission of the City of West Fargo. The City shall have the right to place speed limit signs, stop signs and other traffic signs as they deem appropriate. Such signs shall not be removed without the permission of the City of West Fargo.

Source: Ord. 384, Sec. 1 (1989).

CHAPTER 16-08

WATER SUPPLY

SECTIONS:

16-0801. Connection With City Mains: Meter.
16-0802. Source of Supply.
16-0803. Water Distribution.
16-0804. Approval of Plans.

16-0801. CONNECTION WITH CITY MAINS: METER. The water system shall be connected to the City's Main at a location approved by the City Water Department, and metered in a manner approved by the Water Department. The system shall comply in every way with the City and State Plumbing Codes.

Source: Ord. 166, Sec. 8, Subsection 8.1 (1971).

16-0802. SOURCE OF SUPPLY. The water supply shall be capable of supplying a minimum of One Hundred Fifty (150) gallons per day per mobile home.

Source: Ord. 166, Sec. 8, Subsection 8.2 (1971).

16-0803. METER DISTRIBUTION. An individual water connection consisting of a riser terminating in a valved outlet at least four (4) inches above the ground shall be provided at each mobile home stand. Water connections shall be located a safe distance from the sewer connections.

Source: Ord. 166, Sec. 8, Subsection 8.3 (1971).

16-0804. APPROVAL OF PLANS. Complete plans and specifications shall be submitted to the State Health Department and the City Engineer for approval.

Source: Ord. 166, Sec. 8, Subsection 8.4 (1971).

CHAPTER 16-09

SEWAGE DISPOSAL

SECTIONS:

16-0901. Requirements.
16-0902. Size of Service.
16-0903. Service Connection Standards.

16-0901. REQUIREMENTS. The entire sewage system shall be connected to the City Sewage System at a location approved by the City Engineer. The system shall comply in every way with the City and State Plumbing Codes.

Source: Ord. 166, Sec. 9, Subsection 9.1 (1971).

16-0902. SIZE OF SERVICE. A minimum of four (4") inch service shall be provided to each mobile home stand and collection lines shall be approximately sized to handle the normal flow plus a safety factor of two and one-half (2½).

Source: Ord. 166, Sec. 9, Subsection 9.2 (1971).

16-0903. SERVICE CONNECTION STANDARDS. Any surface sewage connection, including, but not limited to, mobile home drain connections, shall be of hubless cast iron soil pipe or schedule 40 PVC or ABS plastic pipe not less than four (4) inches in size and not less than three (3) inches inside diameter. Drain Connections shall be gas and water tight. Each service to any surface sewage connection, including, but not limited to, mobile home drain connections, not in use shall be equipped with a hubless sewer plug.

Source: Ord. 235, Sec. 1 (1977).

CHAPTER 16-10

ELECTRICAL DISTRIBUTION SYSTEM

SECTIONS:

16-1001. General Requirements.
16-1002. Power Distribution Lines.
16-1003. Individual Electrical Connections.
16-1004. Required Grounding.

16-1001. GENERAL REQUIREMENTS. Every park shall contain an electrical wiring system consisting of wiring, fixtures, equipment and appurtenances which shall be installed and maintained in accordance with applicable codes and regulations governing such systems.

Source: Ord. 166, Sec. 10, Subsection 10.1 (1971).

16-1002. POWER DISTRIBUTION LINES.

1. Main power lines shall be located underground.

2. All direct conductors or cable shall be buried at least eighteen (18) inches below the ground surface and shall be insulated and specially designed for the purpose. Such conductors shall be located not less than one (1) foot radial distance from water, sewer, gas or communication lines.

Source: Ord. 166, Sec. 10, Subsection 10.2 (1971).

16-1003. INDIVIDUAL ELECTRICAL CONNECTIONS.

1. Each mobile home lot shall be provided with an approved disconnecting device and over-current protective equipment. The minimum service per outlet shall be 120/124 volts AC, 50 amperes.

2. Outlets (receptacles or pressure connectors) shall be housed in a weatherproof outlet box, and shall be located not more than Twenty-five (25) feet from the over-current protective device in the mobile home. A Three-pole, four-wire grounding type shall be used.

3. Receptacles, if provided, shall be in accordance with American Standard Outlet Receptacle C-73.1.

4. Connectors, if not substituted by more than one (1) receptacle, shall be provided where the calculated load of the mobile home is more than fifty (50) amperes.

5. The mobile home shall be connected to the outlet box by an approved type of flexible supply cord with a male attachment plug or with pressure connectors.

Source: Ordinance 166, Sec. 10, Subsection 10.3 (1971).

16-1004. REQUIRED GROUNDING. All exposed non-current carrying metal parts of mobile homes and all other equipment shall be grounded by means of an approved grounding conductor with branch circuit conductors or other approved method or grounded metallic wiring. The neutral conductor shall not be used as an equipment ground for mobile homes or other equipment.

Source: Ord. 166, Sec. 10, Subsection 10.4 (1971).

CHAPTER 16-11

SERVICE BUILDING AND OTHER COMMUNITY SERVICE FACILITIES

SECTIONS:

16-1101. General.
16-1102. Structural Requirements for Buildings.
16-1103. Barbecue Pits, Fireplaces, Stoves and Incinerators.

16-1101. GENERAL. The requirement of this chapter shall apply to service buildings, recreation buildings and other community service facilities such as:

1. Management offices, repair shops and storage areas;

2. Sanitary facilities;

3. Laundry facilities;

4. Indoor recreation areas;

5. Commercial uses supplying essential goods or services for the exclusive use of park occupants.

Source: Ord. 166, Sec. 11, Subsection 11.1 (1971).

16-1102. STRUCTURAL REQUIREMENTS FOR BUILDINGS.

1. All portions of the structure shall be properly protected from damage by ordinary uses and by decay, corrosion, termites, and other destructive elements. Exterior portions shall be of such materials and be so constructed and protected as to prevent entrance or penetration of moisture and weather.

2. All rooms containing sanitary or laundry facilities shall:

   a. Have sound resistant walls extending to the ceiling between male and female sanitary facilities. Walls and partitions around showers, bathtubs, lavatories, and other plumbing fixtures shall be constructed of dense, non-absorbent, waterproof material or covered with moisture resistant material.

b. Have at least one window or skylight facing directly to the outdoors. The minimum, aggregate gross area of windows for each required room shall be not less than ten percent (10%) of the floor area served by them.

c. Have at least one (1) window which can be easily opened, or a mechanical device which will adequately ventilate the room.

3. Toilets shall be located in separate compartments equipped with self-closing doors. Shower stalls shall be of the individual type. The roofs shall be screened to prevent direct view of the interior when the exterior doors are open.

4. Illumination levels shall be maintained as follows: (a) general seeing tasks - five (5) footcandles; (b) laundry room work area - forty (40) footcandles; (c) toilet room, in front of mirrors - forty (40) footcandles.

5. Hot and cold water shall be furnished to every lavatory, sink, bathtub, shower and laundry fixture and cold water shall be furnished to every water closet and urinal.

Source: Ord. 166, Sec. 11, Subsection 11.2 (1971).

16-1103. BARBECUE PITS, FIREPLACES, STOVES AND INCINERATORS. Cooking shelters, barbecue pits, fireplaces, wood-burning stoves and incinerators shall be so located, constructed, maintained and used as to minimize fire hazards and smoke nuisance both on property on which used and on neighboring property.

Source: Ord. 166, Sec. 11, Subsection 11.3 (1971).

CHAPTER 16-12

REFUSE HANDLING

SECTIONS:

16-1201. General Regulations.
16-1202. Storage Containers.
16-1203. Container Stands.
16-1204. Collection.

16-1201. GENERAL REGULATIONS. The storage, collection and disposal of refuse in the mobile home park shall be so conducted as to create no health hazards, rodent harborage, insect breeding areas, accident of fire hazards or air pollution.

Source: Ord. 166, Sec. 12, Subsection 12.1 (1971).

16-1202. STORAGE CONTAINERS. All refuse shall be stored in fly-tight, watertight, rodent-proof containers, which shall be located not more than One Hundred Fifty (150) feet from any mobile home lot. Containers shall be provided in sufficient number and capacity to properly store all refuse.

Source: Ord. 166, Sec. 12, Subsection 12.2 (1971).

16-1203. CONTAINER STANDS. Refuse collection stands shall be provided for all refuse containers. Such container stands shall be so designed as to prevent containers from being tipped to minimize spillage and container deterioration and to facilitate cleaning around them.

Source: Ord. 166, Sec. 12, Subsection 12.3 (1971).

16-1204. COLLECTION. All refuse containing garbage shall be collected at least weekly. Where suitable collection service is not available from municipal or private agencies, the mobile home park operator shall provide this service. All refuse shall be collected and transported in covered vehicles or covered containers.

Source: Ord. 166, Sec. 12, Subsection 12.4 (1971).

CHAPTER 16-13

INSECT AND RODENT CONTROL

SECTIONS:

16-1301. Grounds, Buildings and Structure Regulation.
16-1302. Accumulation of Debris Prohibited.
16-1303. Storage Area: Regulation.
16-1304. Screening Required.
16-1305. Weeds: Regulation.

16-1301. GROUNDS, BUILDINGS AND STRUCTURE REGULATION. Grounds, buildings and structures shall be maintained free of insect and rodent harborage and infestation. Extermination methods and other measures to control insects and rodents shall conform with the requirements of the City.

Source: Ord. 166, Sec. 13, Subsection 13.1 (1971).

16-1302. ACCUMULATION OF DEBRIS PROHIBITED. Parks shall be maintained free of accumulations of debris which may provide rodent harborage or breeding places for flies, mosquitoes and other pests.

Source: Ord. 166, Sec. 13, Subsection 13.2 (1971).

16-1303. STORAGE AREA: REGULATION. Storage areas shall be so maintained as to prevent rodent harborage; lumber, pipe and other building material shall be stored at least one (1) foot above the ground.

Source: Ord. 166, Sec. 13, Subsection 13.3 (1971).

16-1304. SCREENING REQUIRED. Where the potential for insect and rodent infestation exists, all exterior openings in or beneath any structure shall be appropriately screened with wire mesh or other suitable materials.

Source: Ord. 166, Sec. 13, Subsection 13.4 (1971).

16-1305. WEEDS: REGULATION. The growth of brush, weeds and grass shall be controlled to prevent harborage of ticks, chiggers and other noxious insects. Parks shall be so maintained as to prevent the growth of ragweed, poison ivy, poison oak, poison sumac and other noxious weeds considered detrimental to health. Open

areas shall be maintained free of heavy undergrowth of any description.

Source: Ord. 166, Sec. 13, Subsection 13.5 (1971).

CHAPTER 16-14

FUEL SUPPLY AND STORAGE

SECTIONS:

16-1401. Natural Gas System.
16-1402. Liquified Petroleum Gas System.
16-1403. Fuel Oil Supply.

16-1401. NATURAL GAS SYSTEM. The natural gas system shall be installed in accordance with the State and City codes for Natural Gas Systems.

Source: Ord. 166, Sec. 14, Subsection 14.1 (1971).

16-1402. LIQUIFIED PETROLEUM GAS SYSTEM. All L.P. Gas Systems shall be installed as centralized system. Individual gas tanks will not be allowed. L.P. must be installed with a centralized tank and underground distribution system.

All L.P. gas systems shall be installed in accordance with State and City codes.

Source: Ord. 166, Sec. 14, Subsection 14.2 (1971).

16-1403. FUEL OIL SUPPLY. All fuel oil supply systems shall be installed as a centralized system. Individual fuel oil tanks will not be allowed. Oil must be installed with a centralized oil tank and underground distribution lines. All fuel oil supply systems shall be installed and maintained in accordance with the State and City codes.

Source: Ord. 166, Sec. 14, Subsection 14.3 (1971).

CHAPTER 16-15

FIRE PROTECTION

SECTIONS:

16-1501. General Regulations.
16-1502. Fire Extinguishers.
16-1503. Fire Hydrants.

16-1501. GENERAL REGULATIONS. Mobile home parks shall be kept free of litter, rubbish and other flammable materials.

Source: Ord. 166, Sec. 15, Subsection 15.1 (1971).

16-1502. FIRE EXTINGUISHERS. Portable fire extinguishers rated for classes B and C fires shall be kept in service buildings and at other locations conveniently and readily accessible for use by all occupants and shall be maintained in good operating condition. Their capacity shall not be less than two and one-half (2½) pounds.

Source: Ord. 166, Sec. 15, Subsection 15.2 (1971).

16-1503. FIRE HYDRANTS.

1. Fire hydrants shall be installed in the park water supply system in accordance, with the following requirements:

   a. The water supply system shall permit the operation of a minimum of two (2), one and one-half (1½) inch hose streams.

   b. Each of two (2) nozzles, held four (4) feet above the ground, shall deliver at least two hundred fifty (250) gallons of water per minute at a flowing pressure of at least thirty (30) pounds per square inch at the highest elevation point of the park.

2. Fire hydrants shall be located within Five Hundred (500) feet of any mobile home, service building or other structure in the park.

Source: Ord. 166. Sec. 15, Subsection 15.3 (1971).

CHAPTER 16-16

GENERAL REGULATIONS: PENALTY

SECTIONS:

16-1601. Responsibilities of the Park Management.
16-1602. Responsibilities of Park Occupants.
16-1603. Conflicting Ordinances: Standard Adopted.

16-1601. RESPONSIBILITIES OF THE PARK MANAGEMENT.

1. The person to whom a license for a mobile home park is issued shall operate the park in compliance with this title and shall provide adequate supervision to maintain the park, its facilities and equipment in good repair and in a clean and sanitary condition.

2. The park management shall notify park occupants of all applicable provisions of this title and inform them of their duties and responsibilities under this title.

3. The park management shall supervise the placement of each mobile home on its mobile home stand which includes securing its stability and installing all utility connections.

4. The park management shall maintain a register containing the names of all park occupants identified by lot number or street address. Such register shall be available to any authorized person inspecting the park.

5. The park management shall notify the Health Authority immediately of any suspected communicable or contagious disease within the park.

Source: Ord. 166, Sec. 16, Subsection 16.1 (1971).

16-1602. RESPONSIBILITIES OF PARK OCCUPANTS.

1. The park occupant shall comply with all applicable requirements of this title and shall maintain his mobile home lot, its facilities and equipment in good repair and in a clean and sanitary condition.

2. The park occupant shall be responsible for proper placement of his mobile home on its mobile home stand and

proper installation of all utility connections in accordance with the instructions of the park management.

3. Pets, if permitted in the park, shall be prohibited to run at large or to commit any nuisance within the limits of any mobile home lot.

4. Skirtings, porches, awnings and other additions shall be installed only if permitted and approved by the park management. Where installed they shall be maintained in good repair. The space immediately underneath a mobile home shall be used for storage only if permitted by the park management. If permitted, the following conditions shall be satisfied:

   a. The storage area shall be provided with a base of impervious material.

   b. Stored items shall be located so as not to interfere with the underneath inspection of the mobile home.

   c. The storage area shall be enclosed by skirting.

5. The park occupant shall store and dispose of all his rubbish and garbage in a clean, sanitary and safe manner. The garbage container shall be rodent-proof, insect-proof and watertight.

6. First aid fire extinguishers for Class B and C fires shall be kept at the premises and maintained in working condition.

Source: Ord. 166, Sec. 16, Subsection 16.2 (1971).

16-1603. CONFLICTING ORDINANCES: STANDARD ADOPTED. ln any case where a provision of this title is found to be in conflict with a provision of any other ordinance or code of the City of West Fargo adopted and enacted concurrently herewith, the provision which, in the judgment of the City establishes the higher standard for the promotion and protection of the health and safety of the people shall prevail. ln any case where a provision of this title is found to be in conflict with a provision of any other ordinance or code of the City of West Fargo adopted and enacted concurrently herewith, which establishes a lower standard for the promotion and protection of the health and safety of the people, the provisions of this title shall be deemed to prevail, and such other ordinances or codes are hereby declared to be repealed to the extent that they may be found in conflict with this title.

Source: Ord. 166, Sec. 18. Subsection 18.1 (1971).