

ORDINANCE NO. 165

Ordinance No. 165, an Ordinance Entitled “An Ordinance Regulating Manufactured Homes Within the City Limits of Colome, South Dakota”

BE IT ORDAINED BY THE CITY OF COLOME, SOUTH DAKOTA:

The purpose of this Ordinance is to promote the health, safety and welfare of the inhabitants of the City of Colome through the regulation of the location, planning, design, layout construction and operation of manufactured home parks and manufactured homes. All manufactured home parks and manufactured homes established after July 30, 2013 will be in conformity with the Ordinance. All existing manufactured home parks and manufactured homes will follow these guidelines when increasing or decreasing their size and whenever a manufactured home is added or eliminated.

SECTION 1 DIMENSIONS

1. Manufactured home may be of single or multiple sections and shall not be less than twelve (12) feet as assembled on the site and measured across the narrowest portion.

SECTION 2 SKIRTING REQUIRED

1. Manufactured homes shall be skirted or enclosed around the entire perimeter from the bottom edge of the structure to the ground, with a material that is not highly combustible and is resistant to the elements and rodents.

SECTION 3 SPECIFICATIONS

1. The manufactured home shall be of sound construction as outlined by the Federal HUD Manufactured Home Construction and Safety Standards act.
2. Additional development requirements may be prescribed as conditions for approval when determined to be necessary to ensure protection of the neighboring properties character.
3. The trailer hitch shall be removed.

SECTION 4 UTILITIES

1. Each manufactured home shall be connected to, and utilize, the City of Colome's water and sewer systems with individual utility service lines and associated valves as approved by the City.
2. The electrical service shall be underground.
3. All structures being used as dwelling places within the corporate limits of the City shall have hot and cold running water, toilet, shower or bathtub, kitchen and bathroom sinks.
4. The toilet, shower or bath and sinks shall be kept in good working and sanitary condition

SECTION 5 ANCHORING

1. Manufactured homes shall be anchored to the ground to resist tipping and lateral movement by the manner required by the manufacture design.

SECTION 6 LOT REQUIREMENTS

1. Manufactured home, including attachments and other buildings, shall not occupy more than fifty (50) percent of the area of the lot on which it is situated. Minimum lot size shall be fifty (50') feet by one hundred forty (140) feet. (7,000 square feet)
2. Lots twenty-five feet (25') in width, typically located in areas of the City that are of commercial usage, shall require special consideration by the city council.
3. Manufactured homes shall not be closer than ten (10') feet to side lot lines or twenty (20') feet to front lot line.
4. General building front alignment up and down the property will prevail.

SECTION 7 ATTACHMENTS

1. If an attachment such as a porch or a deck is desired, the manufactured homes shall be positioned accordingly so as not to impede the perimeter spacing. If spacing is still not possible, a variance may be requested of the city council.

2. Prior to the construction of an attachment, a building permit must be applied for and approved by the city council.

SECTION 8 TRANSPORTING

1. Manufactured homes being transported in, out or around the City shall be moved by qualified personnel. The movers shall be insured and bonded and provide proof of coverage to the City of Colome Finance Office prior to operating within the City of Colome. The minimum amount of insurance coverage or bonding shall be Two Hundred Fifty Thousand Dollars (\$250,000.00). Said insurance or bonding shall be available in the event damage should occur to either private or public properties.

SECTION 9 PERMITS AND FEES

1. A building permit, approved by the Colome City Council shall be required prior to a manufactured home entering the corporate limits of the city, and or, the development of the intended lot.
2. Other entities that require permits shall also apply.
3. All fees associated with permits and utility connections shall apply.

SECTION 10 VEHICLE PARKING AREA

1. Off street parking shall be provided. The City's right of way may be utilized as long as traffic flow is not compromised. The parking area, at a minimum, shall be graveled. If a culvert is required, the property owner or developer shall provide it. Generally an eighteen inch (18') diameter is required as a minimum. The City's maintenance supervisor must approve, and oversee the installation of the culvert.

SECTION 11 RECREATION VEHICLES

1. Recreational vehicles (RVs), travel trailers, campers, motor homes, etc. are designed to be temporary dwellings for travel, recreation and vacation. Vehicles of this nature that are being utilized as a permanent dwelling for a period of longer than seven (7) consecutive days, shall be attached to, and utilize, the City of Colome's water and sewer systems.

SECTION 12 ADMINISTRATION AND PENALTIES

1. The administration and enforcement of this Ordinance shall be under the supervision and jurisdiction of the city council/building inspector.
2. The city council/building inspector, shall have the right and is hereby empowered to enter upon any premises on which any manufactured homes, travel trailers or campers are or are about to be located, and inspect the same and all accommodations connected therewith at any reasonable time.
3. Any violators of this Ordinance shall have thirty (30) days after notification to come into compliance.
4. Any person violating any of the foregoing provisions of this Ordinance may be punishable by a fine of not more than five hundred dollars (\$500.00) and up to thirty (30) days in jail.

This Ordinance shall be in force twenty (20) days after it's passage, approval and publication.

Todd Hauf, Mayor
City of Colome

attest:

Carol Moyer, Finance Officer
City of Colome

First Reading: June 3, 2013
Second Reading: July 1, 2013
Passage and Approval: July 1, 2013
Publication: July 10, 2013