

**MOBILE HOMES AND MOBILE HOME PARKS AND
TRAVEL TRAILERS AND TRAVEL TRAILER PARKS**

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**ARTICLE I. MOBILE HOMES AND
MOBILE HOME PARKS**

Sec. 19-1. Definitions.

For the purpose of this article, the following words and phrases shall have the meaning ascribed to them in this section:

- (1) *Mobile home*: A manufactured transportable, single-family dwelling unit suitable for year-round occupancy and containing water supply, waste disposal and electrical conveniences and built prior to the enactment of the Federal Manufactured Housing Construction and Safety Standards Act of 1974, which became effective June 15, 1976. This definition shall apply regardless of whether or not the wheels or other devices for transportability are actually in place.
- (2) *Mobile home park*: "Mobile home park" shall mean any R-5 zoned park lot, or tract, or plot of land or any site retained in single ownership whereon two or more mobile homes as herein defined are placed, located or maintained, or intended to be placed, located or maintained, whether for or without compensation and shall include all buildings used or intended to be used as a part of the equipment thereof. "Mobile home park" shall not include automobile or mobile home sales lots on which unoccupied mobile homes are placed for the purpose of inspection, sale or storage.
- (3) *Mobile home space* shall mean a plot of ground within a mobile home park which is designed for an designated as the location for only one mobile home and is not used for any other purposes whatsoever other than the customary accessory uses thereof.

(Code 1969, Sec. 14-1; G.O. 1525, 6-16-97; G.O. 2269, 1-14-08)

Sec. 19-2. Applicability of zoning regulations.

Mobile homes and mobile home parks shall be permitted only in the districts set forth in the

zoning ordinance, Chapter 31 of this code. Mobile home parks in district "R-5" only. (Code 1969, Sec. 14-2; G.O. 1525, 6-16-97; G.O. 2269, 1-14-08)

Sec. 19-3. License required for mobile home park.

It shall be unlawful for any person to establish, maintain, operate or permit to be established, maintained or operated, any mobile home park within the corporate limits of the city without first having secured a license therefor.

(Code 1969, Sec. 14-3; G.O. 1525, 6-16-97)

Sec. 19-4. License fee for mobile home park.

The annual license fee for each mobile home park shall be \$25.00 plus \$1.00 for each mobile home space contained therein.

(Code 1969, Sec. 14-4; G.O. 1525, 6-16-97)

Sec. 19-5. Duration, expiration of license for mobile home park.

All licenses for mobile home parks shall expire on June 30 or December 31 of each year and no license shall be issued for less than six months or more than one year.

(Code 1969, Sec. 14-5; G.O. 1525, 6-16-97)

Sec. 19-6. Transfer of mobile home park licenses.

Mobile home park licenses shall not be transferable.

(Code 1969, Sec. 14-6; G.O. 1525, 6-16-97)

Sec. 19-7. Application for mobile home park license.

(a) *Filing*. Application for a mobile home park license shall be filed at the customer assistance department.

(b) *Contents*. The application for an initial mobile home park license shall be in writing, signed by the owner and shall include the following:

- (1) The name and address of the applicant.
- (2) The location and legal description of the mobile home park.

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- (3) A complete plan of the mobile home park in conformity with all the requirements for such as contained in this chapter.
- (4) Such other information as may be requested by the city manager or his/her designee to enable them to determine if the proposed mobile home park will comply with all the requirements of this chapter.

(Code 1969, Sec. 14-7; G.O. 1525, 6-16-97; G.O. 2269, 1-14-08)

Sec. 19-8. Approval of application required in Section 19-7.

Before any application as required in Section 19-7 may be approved for a mobile home park, there must be a recommendation from the planning commission and approval from the city council regarding the site, location, design and layout of the mobile home park. Upon notification of approval from the city council, the city manager or his/her designee shall then investigate and inspect the application and the proposed plans. If the plans for the proposed mobile home park are in compliance with all the provisions of this article and all applicable ordinances and statutes, the city manager or his/her designee shall approve the application. Upon approval by the city manager or his/her designee that the mobile home park has been constructed in accordance with the approved plans and specifications, a license shall be issued upon payment of the fee as herein provided.

(Code 1969, Sec. 14-8; G.O. 1525, 6-16-97; G.O. 2269, 1-14-08)

Sec. 19-9. Renewal of license for mobile home park.

Upon application in writing by a licensee for renewal of a license and after re-inspection by the city manager or his/her designee of the mobile home park for conformance with the regulations of this article and upon payment of the annual license fee, a certificate shall be issued renewing such license for another year.

(Code 1969, Sec. 14-9; G.O. 1525, 6-16-97; G.O. 2269, 1-14-08)

Sec. 19-10. Nonconforming mobile home parks.

All existing mobile home parks not meeting the requirements of this chapter, shall be declared nonconforming and shall not be permitted to add spaces or make any improvements inconsistent with the terms and conditions of this chapter, and any such nonconforming mobile home park which is not operated for a period of two years shall not reopen until the conditions of this chapter shall have been complied with.

(Code 1969, Sec. 14-10; G.O. 1525, 6-16-97)

Sec. 19-11. Right to inspect mobile home parks, facilities.

The acceptance of a license hereunder by the applicant shall confer upon the city manager or his/her designee, the power and authority at any and all times, to go upon and inspect all of the premises and facilities covered by the license for the purpose of determining whether or not the provisions of this chapter are being obeyed.

(Code 1969, Sec. 14-11; G.O. 1525, 6-16-97; G.O. 2269, 1-14-08)

Sec. 19-12. Order to correct violation of provisions, regulations.

If, upon inspection of any mobile home park, the city manager or his/her designee finds that conditions or practices exist which are in violation of any provisions of this chapter or any regulation adopted pursuant thereto, the city manager or his/her designee shall give notice in writing to the person to whom the license was issued and unless such conditions or practices are corrected within a reasonable time to be determined by said director but in no case to be less than 30 days, he shall give notice in writing to the person to whom the license was issued that the license has been revoked. Upon receipt of the notice of revocation, such person shall cease operation of such mobile home park.

(Code 1969, Sec. 14-12; G.O. 1525, 6-16-97; G.O. 2269, 1-14-08)

Sec. 19-13. Appeal.

Any person whose application for a license hereunder has been denied or any person whose license hereunder has been revoked shall have the right to appeal as established in Chapter 2, Article XIII of this code. The filing of such application

shall not suspend any order of the city manager or his/her designee in denying an application for license but shall suspend any order of revocation of said license until the matter has been finally determined.

(Code 1969, Sec. 14-13; G.O. 1525, 6-16-97; G.O. 1901, 10-14-02; G.O. 2269, 1-14-08)

Sec. 19-14. Mobile home park plan.

Each application for a license to operate a mobile home shall be accompanied by three copies of a plot plan drawn to scale and required specifications, showing the following information:

- (1) The limits and area of proposed mobile home park along with a legal description of the property.
- (2) Location and size of driveways, parking areas, playgrounds, service buildings, other buildings, single and/or double wide spaces, property lines and set backs in compliance with the zoning code of the city and the subdivision ordinance.
- (3) Plan of water mains.
- (4) Plan of sewers and method of disposal.
- (5) Plan of electric service and street lighting.
- (6) Trash and garbage collection.

(Code 1969, Sec. 14-14; G.O. 1525, 6-16-97)

Sec. 19-15. Minimum mobile home park and mobile home space standards.

(a) The mobile home park shall conform to the following requirements:

- (1) Site drainage. Shall be located on a well-drained site, properly graded to insure rapid drainage and freedom from stagnant pools of water.
- (2) Minimum clearance of mobile homes. No mobile home shall be placed within 20 feet of another mobile home or building, even when homes are parked end-to-end. This requirement shall not apply to storage buildings as required for mobile home space.

(3) Overall mobile home park border setbacks. The setback requirements of the mobile home park development, when considered as one parcel of land or ground, shall be as follows:

- a. Side yard requirements of 15 feet measured from the side of the property;
- b. Front yard setback of 30 feet measured from the front property line; and
- c. Rear yard requirements of 15 feet measured from the rear property line.

(4) Private access road standards. All private access roads shall be surfaced and maintained for the full width thereof with a durable, dustproof, hard material. Minimum material which will meet these requirements will be a two inch asphaltic concrete surface applied on a base of not less than six inch rolled stone and shall be subject to the inspection and approval of the department of public works.

(5) Minimum area. The minimum area for a mobile home park shall be one-half acre.

(b) The mobile home space within the mobile home park shall conform to the following requirements:

(1) Area of space. Minimum mobile space requirements shall be 2,560 square feet for a single wide mobile home space and 3,080 square feet for a double wide mobile home space.

(2) Front setback. The front yard setback requirement is 30 feet measured from the center of the private access road, with no measurement less than ten feet, measured from the curb of the private access road. In the case of a mobile home space facing on to a cul-de-sac (private) street, the front yard setback requirement shall be 65 feet measured from the center point of the cul-de-sac.

(3) Side yard setback. The minimum side yard of each single wide mobile home space shall be 16 feet on the side of the mobile home with the main door and the side opposite shall be four feet. The

- minimum side yard requirement for a double wide mobile home space shall be the same as for a single wide mobile home.
- (4) Rear yard setback. The minimum rear yard requirement for a single or double wide mobile home space shall be ten feet.
- (5) Width of space. The minimum width for a single wide mobile home space shall be 32 feet, and the minimum width for a double wide mobile home space shall be 44 feet.
- (6) Setback from public street. All mobile homes shall be set back from any public street the same distance as buildings are required to set back there from in the zoning district in which the mobile home park is located.
- (7) Vehicular access. All mobile home spaces shall have adequate access to a public street of not less than 50 feet right-of-way or a private access road of not less than 26 feet of hard-surfaced material in width, which shall have unobstructed access to public street or highway and the sole vehicular access shall not be by an alley and all dead end access roads shall include adequate vehicular turning space or cul-de-sac.
- (8) Parking spaces. Parking spaces shall be provided at the rate of at least one and one-half car spaces for each mobile home space. If the width of the private access road is less than 38 feet then off-street parking spaces shall be provided. If the width of the private access road is 38 feet or more then there is no requirement for off-street parking.
- (9) Storage building. Each mobile home space shall be provided with a storage building of at least 100 cubic feet (a container measuring four feet by five feet by five feet). The storage building for each mobile home space shall be at least six feet from the mobile home occupying that space or any other mobile home on any adjacent space.
- (10) Skirting required. Storage of items shall be prohibited underneath the mobile home unless skirted with a weather-resistant material.
(Code 1969, Sec.14-15; G.O. 1525, 6-16-97)

Sec. 19-16. Water supply.

(a) The water supply shall be connected to the water system of the Missouri American Water Company, if available, and all plumbing shall be constructed and maintained in accordance with the city's plumbing code.

(b) Individual water service connections shall be provided for direct use by mobile homes.

(c) If an individual water system is required, it shall meet the minimum requirements of the Missouri Division of Health, the clean water commission and the city health and welfare department.

(Code 1969, Sec. 14-16; G.O. 1525, 6-16-97; G.O. 2269, 1-14-08)

Sec. 19-17. Sewers and sewage disposal.

(a) All plumbing at the mobile home park shall comply with state and local plumbing laws and regulations.

(b) Each mobile home space shall be provided with an adequate sewage connection that will comply with the plumbing code of St. Joseph, Missouri. Such individual mobile home connections shall be so constructed that they can be closed when not linked to a mobile home, and shall be trapped in such a manner as to maintain them in odor-free condition.

(c) Waste from toilets, showers, slop sinks and laundries shall be wasted into a public sewer system in a sanitary manner approved by the health department or, if no public sewer connection is accessible, then into a private sewer and disposal plant or septic tank approved by the health department and the clean water commission of Missouri.

(Code 1969, Sec. 14-17; G.O. 1525, 6-16-97)

Sec. 19-18. Solid waste disposal.

Corrosive-resistant garbage containers with tight-fitting covers and strong handles shall be provided in quantities adequate to permit disposal of all garbage. Each mobile home space shall have at least one garbage container. Separate corrosive-resistant containers for rubbish shall be provided. All containers shall be kept in a sanitary condition as determined by inspection of the health and welfare department. Garbage and rubbish shall be collected and disposed of in accordance with standards set by the city manager or his/her designee.

(Code 1969, Sec. 14-18; G.O. 1525, 6-16-97; G.O. 2269, 1-14-08)

Sec. 19-19. Electric lighting and outlets.

(a) All electrical installations shall comply with the electrical code of the city.

(b) All entrances and exits shall be lighted at night.

(c) At least one receptacle outlet providing 100 amp service shall be provided for each mobile home space.

(Code 1969, Sec. 14-19; G.O. 1525, 6-16-97)

Sec. 19-20. Storage tanks.

Gasoline, liquefied petroleum, gas or oil storage tanks where used shall be so regulated as to comply with all city and state fire code regulations.

(Code 1969, Sec. 14-20; G.O. 1525, 6-16-97)

Sec. 19-21. Fire protection.

(a) Each mobile home park shall be subject to the rules and regulations of the city and the fire prevention code of the city.

(b) Standard fire hydrants necessary to provide adequate protection as determined by the fire chief.

(Code 1969, Sec. 19-21; G.O. 1525, 6-16-97)

Sec. 19-22. Accessory structures, additions.

Accessory structures, additions as permitted by the mobile home park owner/operator, must comply to the building code and the minimum yard requirements of this district.

(Code 1969, Sec. 14-22; G.O. 1525, 6-16-97)

Sec. 19-23. Parking on street, other public place; time limit.

It shall be unlawful, within the corporate limits of the city, for any person to park any mobile home of any kind on any street or other public place within the limits of the city for longer than 24 hours and that it shall be equipped with adequate warning devices.

(Code 1969, Sec. 14-23; G.O. 1525, 6-16-97)

Sec. 19-24. Effect of conflict of provisions.

In any case where a provision of this article is found to be in conflict with a provision of any zoning, building, fire, safety or health ordinance or code of the city which establishes a different standard for the promotion and protection of the health and safety of the people, the provisions imposing the higher standard shall be deemed to prevail.

(Code 1969, Sec. 14-24; G.O. 1525, 6-16-97)

Secs. 19-25 -- 19-34. Reserved.

**ARTICLE II. TRAVEL TRAILERS AND
TRAVEL TRAILER PARKS.**

Sec. 19-35. Definitions.

(a) *Travel trailer:*

(1) A vehicular, portable structure built on a chassis and designed for temporary occupancy for travel, recreational or vacation use; and when factory-equipped for the road, being of any weight; or

(2) A structure designed to be mounted on a truck chassis for use as a temporary dwelling for travel, recreation and vacation; or

(3) A portable, temporary dwelling to be used for travel, recreation and vacation purposes, constructed as an integral part of a self-propelled vehicle; or

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- (4) A canvas, folding structure, mounted on wheels and designed for travel, recreation and vacation use.

(b) *Travel trailer park*: A parcel of land which has been improved for the placement of travel trailers for transient use.

(c) *Travel trailer space*: A parcel of land for the placement of a single travel trailer.
(Code 1969, Sec. 14-35; G.O. 1525, 6-16-97)

Sec. 19-36. Applicability of zoning regulations.

Travel trailers and travel trailer parks shall be permitted only in the districts as set forth in the zoning ordinances, Chapter 31 of this code. Travel trailer parks in zoning district "C-3" only.
(Code 1969, Sec. 14-36; G.O. 1525, 6-16-97; G.O. 2269, 1-14-08)

Sec. 19-37. License required for a travel trailer park.

It shall be unlawful for any person to establish, maintain, operate or permit to be established, maintained or operated any travel trailer park within the corporate limits of the city without first having secured a license therefor.
(Code 1969, Sec. 14-37; G.O. 1525, 6-16-97)

Sec. 19-38. License fee for travel trailer park.

The annual license fee for each travel trailer park shall be \$25.00 plus \$1.00 for each travel trailer space contained therein.
(Code 1969, Sec. 14-38; G.O. 1525, 6-16-97)

Sec. 19-39. Duration, expiration of license for travel trailer park.

All licenses for travel trailer parks shall expire on June 30 or December 31 of each year and no license shall be issued for less than six months or for more than one year.
(Code 1969, Sec. 14-39; G.O. 1525, 6-16-97)

Sec. 19-40. Transfer of travel trailer park licenses.

Travel trailer park license shall not be transferable.
(Code 1969, Sec. 14-40; G.O. 1525, 6-16-97)

Sec. 19-41. Application for a travel trailer park license.

The application for a travel trailer park license shall include the identical information as an application for a mobile home park license.
(Code 1969, Sec. 14-41; G.O. 1525, 6-16-97)

Sec. 19-42. Approval of application required in Section 19-41.

The approval of the application for a travel trailer park shall conform to the approval of an application for a mobile home park.
(Code 1969, Sec. 14-42; G.O. 1525, 6-16-97)

Sec. 19-43. Renewal of license for travel trailer park.

The renewal of the license for a travel trailer park shall conform to the renewal of license for a mobile home park.
(Code 1969, Sec. 14-43; G.O. 1525, 6-16-97)

Sec. 19-44. Nonconforming travel trailer parks, spaces, areas.

The nonconforming travel trailer parks, spaces and areas shall be treated in the same manner as a nonconforming mobile home park, space or area.
(Code 1969, Sec. 14-44; G.O. 1525, 6-16-97)

Sec. 19-45. Right to inspect travel trailer parks, facilities.

The city manager or his/her designee, deputies, special agents, inspectors or other representatives shall have the same power and authority to inspect travel trailer parks and facilities as are covered under the mobile home park article of this chapter.
(Code 1969, Sec. 14-45; G.O. 1525, 6-16-97; G.O. 2269, 1-14-08)

Sec. 19-46. Order to correct violation of provisions, regulations.

The order to correct violation of provisions and regulations shall apply to travel trailer parks in the same manner as it applies to mobile home parks.
(Code 1969, Sec. 14-46; G.O. 1525, 6-16-97)

Sec. 19-47. Appeal.

Any party aggrieved by a decision under this article shall have the right to appeal as established in Chapter 2, Article XIII of this code. (Code 1969, Sec. 14-47; G.O. 1525, 6-16-97; G.O. 1901, 10-14-02)

Sec. 19-48. Travel trailer park plan.

Each application for a license to operate a travel trailer park shall be accompanied by three copies of a plot plan drawn to scale and required specifications, showing the following information:

- (1) The limits and area of proposed travel trailer park along with a legal description of the property.
- (2) Location and size of driveways, parking areas, playgrounds, service buildings, other buildings, travel trailer spaces, property lines and in compliance with the zoning code of the city and the subdivision ordinance.
- (3) Plan of water mains.
- (4) Plan of sewers and method of disposal.
- (5) Plan of electrical service and area lighting.
- (6) Trash and garbage collection.

(Code 1969, Sec. 14-48; G.O. 1525, 6-16-97)

Sec. 19-49. Minimum travel trailer park and travel trailer space standards.

(a) The travel trailer park shall conform to the following requirements:

- (1) Overall travel trailer park border setbacks. All travel trailer parks shall provide space sufficient in size that no trailer or any structure, addition or appurtenance thereto is located less than 15 feet from the nearest adjacent property boundary. The trailers shall be so located on each space so that there will be not less than ten feet to any other trailer or structure within the park.

- (2) Site drainage. Shall be located on a well-drained site, properly graded to insure rapid drainage and freedom from stagnant pools of water.

- (3) Vehicular access. All driveways shall be surfaced and maintained for the full width thereof with a durable dustproof, hard material.

(b) The travel trailer space shall conform to the following requirements:

- (1) Area of space. The minimum area of any travel trailer space shall be 500 square feet with no dimension less than 20 feet.
- (2) Parking spaces. Space between trailers may be used for the parking of motor vehicles if the space is clearly designated and the vehicle is parked at least 15 feet from the nearest adjacent property line.

(Code 1969, Sec. 14-49; G.O. 1525, 6-16-97)

Sec. 19-50. Service buildings.

A travel trailer park shall have one or more service buildings constructed in accordance with the provisions of the building, plumbing and electrical codes of the city. Such service buildings shall:

- (1) Be located 15 feet or more from any travel trailer space, but not more than 600 feet from any travel trailer space.
- (2) Be adequately lighted.
- (3) Have the interior finished with moisture-resistant material to permit frequent washing and cleaning.
- (4) Provide not less than one flush toilet for each ten travel trailer spaces, or fraction thereof, with not less than one urinal for each 15 travel trailer spaces or fraction thereof.
- (5) Provide not less than one shower or bathtub with individual dressing accommodations for each 20 travel trailer spaces or any portion thereof. Each shower and tub shall be provided with hot and cold water outlets.

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- (6) Provide a separate building or in the same building provide a soundproof wall between male and female sanitation facilities.
- (7) Provide at least one laundry tray and one slop water drain.
- (8) Have adequate heating facilities for the building and equipment which will furnish an ample supply of heated water during times of peak use and demands.
- (9) Have all rooms well ventilated, with all openings effectively screened.
- (10) At least one sanitary dumping station to be located preferably near the area of the septic tank or disposal system. Placement of the station should be so as not to create a traffic hazard on the main or circulating access roads. Construction of the dumping facilities must comply with the health and building codes.

(Code 1969, Sec. 14-50; G.O. 1525, 6-16-97)

Sec. 19-51. Water supply.

(a) The water supply shall be connected to the water system of the St. Joseph Water Company, if available, and all plumbing shall be constructed and maintained in accordance with the city's plumbing code.

(b) If an individual water system is required, it shall meet the minimum requirements of the Missouri Division of Health, the clean water commission and the city health and welfare department.

(Code 1969, Sec. 14-51; G.O. 1525, 6-16-97)

Sec. 19-52. Sewers and sewage disposal.

(a) All plumbing at the travel trailer park shall comply with state and local plumbing laws and regulations.

(b) Waste from toilets, showers, slop sinks and laundries shall be wasted into a public sewer system in a sanitary manner approved by the health and welfare department or, if no public sewer connection is accessible, then into a private

sewer and disposal plant or septic tank approved by the health and welfare department and the clean water commission of Missouri.

(Code 1969, Sec.14-52; G.O. 1525, 6-16-97)

Sec. 19-53. Solid waste disposal.

Corrosive-resistant garbage containers with tight-fitting covers and strong handles shall be provided in quantities adequate to permit disposal of all refuse. All containers shall be kept in a sanitary condition as determined by inspection of the health and welfare department. Garbage and rubbish shall be collected and disposed of in accordance with standards set by the community services department.

(Code 1969, Sec. 14-53; G.O. 1525, 6-16-97)

Sec. 19-54. Electric lighting.

(a) All electrical installations shall comply with the electrical code of the city.

(b) All entrances and exits shall be lighted at night.

(Code 1969, Sec 14-54; G.O. 1525, 6-16-97)

Sec. 19-55. Storage tanks.

Gasoline, liquefied petroleum, gas or oil storage tanks where used shall be so regulated as to comply with all city and state fire code regulations.

(Code 1969, Sec. 14-55; G.O. 1525, 6-16-97)

Sec. 19-56. Fire protection.

(a) Each travel trailer park shall be subject to the rules and regulations of the city and the fire prevention code of the city.

(b) Portable fire extinguishers of a type approved by the fire chief shall be kept in service buildings for travel trailers and in all other locations named by the fire chief, and shall be maintained at all times in a good operating condition.

(c) Standard fire hydrants necessary to provide adequate protection as determined by the fire chief shall be available to the travel trailer park.

(Code 1969, Sec. 14-56; G.O. 1525, 6-16-97)

Sec. 19-57. Parking on street, other public place; time limit.

It shall be unlawful for any person to park a travel trailer, as defined in Section 19-35 of this code, on any street or other public place within the limits of the city for longer than 48 hours. Nothing in this section shall be construed to allow a travel trailer to be moved to another street or public place to defeat the purpose of the 48 hour restriction contained herein.

(Code 1969, Sec. 14-57; G.O. 1525, 6-16-97; G.O. 1615, 2-23-98)

Sec. 19-58. Effect of conflict of provisions.

In any case where a provision of this article is found to be in conflict with a provision of any zoning, building, fire, safety or health ordinance or code of the city which establishes a different standard for the promotion and protection of the health and safety of the people, the provisions imposing the higher standard shall be deemed to prevail.

(Code 1969, Sec. 14-58; G.O. 1525, 6-16-97)