

CHAPTER 24

TRAILERS AND TRAILER COURTS.

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ARTICLE I. IN GENERAL.

SEC. 24-1. DEFINITIONS.

For the purposes of this chapter, the following words and phrases shall have the meanings respectively ascribed to them by this section:

City: Includes the designated agent, officer or other authorized representative of the City charged with the inspection of trailer courts, enforcement of this chapter and the collection of all regulatory license fees.

Lot: Any vacant or unimproved parcel or tract of land upon which a trailer house is located or parked other than a trailer court.

Trailer Court: Any plot of ground used exclusively for and licensed as a designated area which has complied with the requirements of this chapter for the rental of trailer house space to persons to park and dwell in trailer houses.

Trailer house or trailer coach: Any vehicle used or so constructed as to permit its being used as a conveyance upon the public streets or highways and duly licensable as such, constructed in such a manner as will permit occupancy thereof as a dwelling or sleeping place for one or more persons, and is so used or occupied, on wheels or some other temporary or permanent foundation.

SEC. 24-2. BUFFALO MUNICIPAL TOURIST PARK EXEMPTED FROM PROVISIONS OF CHAPTER.

Section 24-2 of the Buffalo City Code, 1964, is hereby repealed.

SEC. 24-3. NONCONFORMING USES, ETC.

This chapter, and any amendments thereof, shall operate to impose the restrictions provided for herein on any trailer houses or trailer courts which may be located, erected or maintained after the passage of this chapter and of such amendments thereof, and trailer houses which have been maintained and occupied at existing locations prior to the effective date of this chapter on May 18, 1962, and of the amendment hereof which shall become effective September 18, 1966, shall not be affected hereby; provided, that any trailer court which shall not have complied with the requirements of this chapter and of the amendments hereof which shall become effective September 18, 1966, shall be required to comply with this chapter and such amendments by not later than December 31, 1966. (Ord. 626, § 21; Ord. 631, § 2; Ord. 675, § 3)

SEC. 24-4. NUISANCES.¹

The City of Buffalo shall have the power under and by virtue of its police powers to declare any noncompliance or violation of this chapter to be a misdemeanor and a nuisance, and shall issue notice to the violator failing to comply, to abate such nuisance and if, within ten days after receipt of such notice the nuisance is not abated, the City of Buffalo may institute such action as may be proper to abate such nuisance under the provisions of Chapter 15. (Ord. 626, § 20)

1. As to nuisances generally, see Chapter 15 of this Code.

SEC. 24-5. USE OF TRAILER HOUSES AS DWELLINGS ON ANY LOT.

Not more than one trailer house shall be parked and occupied as a dwelling unit on each fifty feet of front footage of any lot in the City of Buffalo, and no such trailer shall be parked and occupied on a lot on which any other dwelling or habitation is located.

No trailer house shall be placed on any lot in the City until application for a permit has been made to the Building Inspector or other designated official so authorized by the City Council, and a permit issued by the designated agent. The permit shall be issued only after the Building Inspector has examined the proposed location for such house trailer and finds that it complies with the terms of the City ordinances. In addition to other requirements all such trailers shall have wheels removed from such trailer house and shall be placed upon solid and continuous foundation of either cement block, concrete or other material meeting Building Inspector's regulations, and that the trailer complies with the existing building ordinances with respect to construction, location and other requirements as provided by such regulations. Payment for the above described permit shall be made in accordance with section 5-1.1 of this Code. (Ord. 626, § 2; Ord. 631, § 1; Ord. 675, § 4; Ord. 715, § 1; Ord. 716, § 1; R.O. 1261 § 6, 6/06)

ARTICLE II. TRAILER COURTS.

SEC. 24-6. LICENSING REGULATIONS GENERALLY; FEE. ²

Section 24-6 of the Buffalo City Code, 1964, is hereby repealed.

2. For licensing regulations generally, see Sec. 24-29 of this Code.

SEC. 24-7. PLAN TO ACCOMPANY APPLICATION FOR LICENSE.

A complete plan of the trailer court lay out shall accompany the application for a license. The following details shall be shown on the plan:

- a) The area and dimensions of the tract of land.
- b) The location of the service building and any other proposed structures.
- c) The location and width of roadways and walkways.
- d) The location and size of water and sewer lines.
- e) Plans and specifications of all buildings and other improvements constructed, or to be constructed, within the trailer court, including sewage disposal facilities. (Ord. 626, § 4)

SEC. 24-8. INSPECTIONS; NOTICE TO CORRECT UNLAWFUL CONDITIONS; SUSPENSION OF LICENSE.

The City of Buffalo is hereby authorized and directed to make inspections to determine the condition of trailer courts located within the City of Buffalo. Whenever, upon inspection of any trailer court, the City of Buffalo finds that conditions or practices exist which are in violation of any provision of this chapter, it 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 period of time, the license will be suspended. At the end of such period, the City of Buffalo shall re-inspect such trailer court, and if it then finds that such conditions or practices have not been corrected, it shall give notice, in writing to the person to whom the permit or license is issued that the license has been suspended. Upon receipt of notice of suspension, such person shall cease operation of such trailer court, and shall not resume operation until written permission is obtained from the City of Buffalo. (Ord. 626, § 5)

SEC. 24-9. REFUSAL TO ISSUE LICENSE; REVOCATION; REPEAL.

The City of Buffalo may refuse the issuance of a license as required in this chapter; or, upon proper hearing before the Council, it may revoke or suspend the license as justice may require. Any person aggrieved hereby may appeal his cause to the District Court. (Ord. 262, § 20)

SEC. 24-10. REGISTRATION OF OCCUPANTS.

Every trailer court owner or operator shall maintain a register containing a record of all trailer houses and occupants using the trailer court. Such register shall be available to any authorized person inspecting the court, and shall be preserved for a period of six months. Such register shall contain:

- 1) The names and addresses of all trailer court occupants.
- 2) The make, model, and license number of each motor vehicle and trailer court.
- 3) The state, territory or county issuing the trailer license.
- 4) The date of arrival and departure of each trailer house.

(Ord. 626, § 17)

SEC. 24-11. DRAINAGE, LIGHTING, ETC.

The trailer court must be well drained, and not adjacent to swamps or marshes. The trailer court shall be adequately lighted at night. (Ord. 626, § 6)

SEC. 24-12. TRAILER HOUSE SPACES.

Each trailer house space shall contain a minimum of one thousand square feet and shall be at least twenty-five feet wide. The space shall abut on a driveway not less than twenty feet in width which shall have unobstructed access

to a public street or highway. Trailer houses shall be parked so that there is at least fifteen feet clearance between trailer houses and at least ten feet between any trailer house and any adjoining property line at least fifteen feet between any trailer house and any building or structure. Sufficient area shall be provided on each trailer court for the parking of at least one motor vehicle for each trailer house space. A separate area shall be provided on each trailer court for recreational purposes, such area to be in a location not subject to traffic hazards and shall provide at least one hundred square feet of open area for each trailer house space. (Ord. 626, § 6; Ord. 675, § 6)

SEC. 24-13. PARKING OF MOTOR VEHICLES PROHIBITED IN CERTAIN AREAS OF STREETS AND ALLEYS.

It shall be unlawful for any person occupying any trailer house in any trailer court to park any motor vehicle owned or controlled by him on any street or alley in the City in the space or area within which such trailer court in which such person resides abuts on such street or alley. (Ord. 675, § 8)

SEC. 24-14. REPEALED BY ORDINANCE NO. 675.

SEC. 24-15. WATER SUPPLY.³

An adequate and safe supply of water under pressure shall be supplied to each trailer court. Each trailer house space shall have a water supply outlet. An adequate supply of hot and cold water shall be provided at all times in the service buildings. (Ord. 626, § 8)

3. For regulations as to water generally, see Chapter 27 of this Code.

SEC. 24-16. SEWAGE DISPOSAL.⁴

Each trailer house space shall have installed on it and be equipped with a trapped sewer inlet to receive all trailer house waste and sewage. No trailer house shall be permitted to be parked in any trailer court unless such trailer house is properly equipped with proper facilities to discharge all waste from toilets, sinks, bathtubs, showers, lavatories and laundry facilities into a public sewage system or into a private sewage system, and disposal plant shall comply with the requirements of the ordinances of the City and of the regulations of the state department of public health; provided, however, any such trailer court which has an adequate service building equipped with proper toilets and lavatories may accept trailers on a temporary basis which are not equipped with sewage disposal facilities. (Ord. 626, § 9; Ord. 675, § 9)

4. As to regulations concerning sewers generally, see Chapter 27 of this Code.

SEC. 24-17. GARBAGE AND REFUSE DISPOSAL.⁵

The storage, collection and disposal of refuse shall be in such manner as to avoid a health hazard or an odor nuisance. Refuse containers shall be provided in adequate numbers within one hundred and fifty feet of each trailer house. Garbage shall be collected at least twice a week. (Ord. 626, § 10)

5. As to garbage and refuse regulations generally, see Chapter 10 of this Code.

SEC. 24-18. INSECT AND RODENT CONTROL.

Trailer courts shall be kept free of rubbish and maintained in a sanitary condition at all times. Harborage places for rodents or other hosts of insect vectors shall be eliminated. Breeding places for flies and mosquitoes shall be eliminated or controlled by other methods. (Ord. 262, § 11)

SEC. 24-19. ELECTRICITY.

All electrical wiring in trailer courts shall be done in compliance with Chapter 7. Each trailer house space shall be provided with 110-volt electrical outlet. In the absence of other City wiring regulations, wiring shall be done in accordance with the National Electrical Code. (Ord. 626, § 12)

SEC. 24-20. PLUMBING.

The plumbing in any trailer court shall be done in compliance with Chapter 18. In the absence of other City plumbing regulations, plumbing shall comply with the provisions of the International Plumbing Code. (Ord. 626, § 13; R.O. 1261 § 6/06)

SEC. 24-21. FIRE PROTECTION.

Every trailer court shall be kept free of flammable material at all times. Hose and portable fire extinguishers shall be available and in good repair for use in fighting fires. Fires shall be made only in stoves, incinerators or other equipment intended for that purpose. (Ord. 626, § 14)

SEC. 24-22. COMMUNICABLE DISEASES.

It shall be the duty of all trailer court managers, owners or operators to report immediately to the City of Buffalo or the City or County health officer all known or suspected cases of communicable diseases. (Ord. 626, § 18)

SEC. 24-23. ALTERATIONS AND ADDITIONS TO TRAILER HOUSES.⁶

No permanent additions of any kind shall be built onto or become a part of any trailer house. Skirting of trailer houses is permissible, but such skirting shall not permanently attach the trailer house to the ground, provide a harborage for rodents or create a fire hazard. The wheels of any trailer house shall not be removed, except temporarily for repair. Jacks or stabilizers may be used under the trailer house to prevent movement on the springs when the trailer house is parked and occupied. (Ord. 626, § 15)

6. For specific details regarding skirting, see Sec. 24-30 (Skirting) of this Code.

SEC. 24-24. PETS ROAMING AT LARGE.

Dogs, cats and other animals shall not be permitted to roam at large in trailer courts. (Ord. 626, § 15)

SEC. 24-25. ADDITIONAL REGULATIONS.

In addition to the requirements set forth in this chapter, all trailer courts and facilities shall be established, constructed and maintained in compliance with all existing state laws or necessary rules and regulations promulgated by the Council in accordance with this chapter. (Ord. 626, § 16)

ARTICLE III. MOBILE HOME PARK DEVELOPMENT.

SEC. 24-26. PURPOSE AND SCOPE.

This chapter is enacted to promote and encourage well planned mobile home parks by the establishment of minimum standards for design and construction; to insure that new mobile home parks conform with the general plans of the community; and to contribute to an attractive, orderly community environment with adequate municipal services and safety standards. This chapter shall apply to any tract of land within the City of Buffalo which is developed for the purposes of establishing or expanding a Mobile Home Park.

Mobile Home Parks which have been issued a valid license by the City of Buffalo to operate a Mobile Home Park prior to the adoption of this Ordinance shall not be required to conform to the requirements herein except as provided in Section 24-29 (License Renewal) and 24-30 (Skirting) of this chapter. (Ord. 875, § 1)

SEC. 24-27. DEFINITIONS.

Building Inspector: The authorized Building Inspector of the City of Buffalo, Wyoming.

License: A written document issued by the City Council of the City of Buffalo, Wyoming allowing a person to operate and maintain a Mobile Home Park under the provisions of this chapter.

Lot Line: A line bounding the lot as shown on the accepted plan.

Mobile Home: A portable unit designed and built to be towed on its own chassis, comprised of frame and wheels, connected to utilities, and designed without a permanent foundation for year-around living. A unit may contain parts that may be folded, collapsed or telescoped when towed and expanded later to provide additional living space, including any awning, cabana, ramada, storage structure, carport, fence, windbreak or porch attached and established for the use of the occupant of the mobile home.

Mobile Home Park: A tract or contiguous tracts of land which has been so designated and improved that it contains three or more mobile home lots for residential use.

Mobile Home Lot: A parcel of land for the placement of a Mobile Home and the exclusive use of its occupants.

Mobile Home Park Plan: A map or plat indicating the location.

Licensed Engineer: A person licensed as a professional engineer by the State of Wyoming.

Surveyor: A person duly registered as a land surveyor by the State of Wyoming.

Planning Commission: The City of Buffalo Planning and Zoning Commission.

Water Connection: All pipes, fittings and appurtenances from the water riser to the water inlet pipe of the distribution system within the Mobile Home Park.

Sewer Connection: A connection consisting of all pipes, fittings and appurtenances from the sewer riser pipe to the sewer collection system within the Mobile Home Park.

Water Riser Pipe: 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.

Sewer Riser Pipe: That portion of the sewer collection system serving the Mobile Home Park which extends vertically to the ground elevation and terminates at a designated point at each Mobile Home Lot.

Park Roadway: A private way or street which affords principal means of access to abutting individual mobile home lots and auxiliary buildings. (Ord. 875, § 2)

SEC. 24-28. PLAN SUBMISSION PROCEDURE.

Application: The applicant shall complete and submit to the City Clerk of the City of Buffalo an application which sets forth the general information of the mobile home park and notify the City of the applicant's intentions to create a Mobile Home Park.

The City Clerk shall inform the applicant of the requirements of this article.

The applicant shall complete the required plans and specifications and submit these plans and specifications for the review of Utility Companies, Planning Commission, Building Inspector, City Council and other agencies of municipal government as directed by the City Council. It shall be the responsibility of the applicant to submit copies of the plans and specifications for the Mobile Home Park to the appropriate State agencies.

The agency comments shall be submitted in writing to the City Council, Utility Companies and the applicant.

The City Council shall review the plans and specifications and may review comments by the municipal agencies and,

- a) grant the license for the mobile home park;
- b) deny the license application; or
- c) set forth terms and conditions which must be met before approval of the license can be granted.

The applicant shall be notified by written notice no later than fifteen (15) days after a decision by the City Council. A denial by the City Council shall include, in writing, the specific reasons for the denial. A person may, within two (2) months, re-apply for acceptance of a Mobile Home Park Plan.

If approved, the applicant shall be required to meet the requirements for obtaining a mobile home park license, as set forth in Section 24-29 of this chapter.

Upon receipt by the applicant of a Mobile Home Park License issued by the City Clerk of the City of Buffalo, the License holder shall be permitted to begin construction of the Mobile Home Park.

SEC. 24-29. ADMINISTRATION.

License: It shall be unlawful for any person to construct, create or extend any Mobile Home Park within the City of Buffalo, Wyoming, unless a valid license has been issued by the City Clerk in the name of the person for the specific construction of the approved Mobile Home Park. The initial license for construction which shall be valid for the period of one (1) year from date of issuance, shall be considered as the license for the initial year of operation. Thereafter application shall be made for annual license renewal. Application for the initial license and the annual renewal of a license issued after the date hereof (Editor's note: date referred to is March 1, 1977) shall conform to all requirements of this article. The license application shall be submitted to the City Clerk.

All applications for a Mobile Home Park license shall be accompanied by a Performance Bond in an amount equal to twenty-five percent (25%) of the estimated cost of improvements, or other satisfactory guarantee to the City Council that the improvements set forth in the plans will be installed. All applications for a Mobile Home Park license shall be accompanied by a fee of \$25.00 plus \$5.00 per mobile home lot within the proposed mobile home park.

License Renewal: All applications for an annual renewal of Mobile Home Park license shall be submitted to the City Clerk. The City Clerk shall advise the Building Inspector of such a renewal request and the Building Inspector shall report to the City Clerk any reasons which should prevent the City Council from issuing a license renewal.

Any person holding a valid license shall give notice in writing signed by the applicant, accompanied by a Certification by the applicant as to the truth of the renewal application. The application shall contain:

- 1) the name and address of the renewal applicant,
- 2) location of the mobile home park,
- 3) the legal description of the mobile home park,
- 4) and any changes in the information of the approved mobile home park plan which had not been reported to the City Clerk since the latest license issued.

When an application for an initial license has been filed in the office of the City Clerk for a Mobile Home Park license, the City Clerk shall promptly publish, once a week for two (2) consecutive weeks, in a newspaper of general circulation in the City, a notice that such applicant has made application for a license and that public comments concerning the issuance of such license shall be heard at a time and location stated in the notice, which shall be at a special or regular meeting of the City Council. No license shall be issued until on or after the date set in the notice for public hearing. Each applicant shall, at the time of filing his application, pay the City Clerk an amount sufficient to cover the costs of publishing notice.

Any person whose application for issuance of a license under this chapter has been denied, may request within three (3) days of denial, and shall be granted a rehearing on the matter before the City Council. (Ord. 1037, § 1, 6/86)

Inspection of Mobile Home Parks: The Building Inspector is authorized and directed to make such inspections as are necessary to determine satisfactory compliance with the provisions of this chapter.

Notice, Hearings and Orders: Whenever the Building Inspector determines that there exists a violation of any provisions of this chapter, the Building Inspector shall give notice of the violations to the person to whom the license was issued. Such notice of violation shall:

- 1) be in writing,
- 2) include the reasons for its issuance,
- 3) allow a reasonable time period for compliance,
- 4) be considered properly delivered when sent by registered mail; and
- 5) contain an outline of remedial action which would be considered to comply with the provisions of this chapter.

Any person affected by any notice which has been issued in compliance with the enforcement of any provision of this chapter, may request and shall be granted a hearing on the matter before the City Council. Such a hearing shall be conducted according to the rules of procedure of the City Council.

Whenever the City Council determines that an emergency exists which requires immediate action to protect the public health, the City Council may without notice or hearing issue an order describing the existence of such an emergency, and requiring that such action be taken as the City Council may deem necessary to meet the emergency.

Exemptions: Where the City Council finds that compliance with the provisions of this chapter would impose an undue hardship, as decided by the sole discretion of the City Council, a temporary exemption may be granted by the City Council without impairing the intent and purpose of this chapter. A temporary exemption shall not be considered to be valid after a period of three (3) months from the date of issuance. Prior to consideration by the City Council of a temporary exemption, a petition stating the specific reasons for the exemption shall be submitted to the City Council. (Ord. 875, § 4)

SEC. 24-30. PLANS AND SPECIFICATIONS.

Mobile Home Park Plan: Prior to construction a mobile home park, the developer of the mobile home park (applicant) or his agent shall submit to the City Clerk at least two (2) weeks prior to the regularly scheduled meeting of the City Council, six (6) copies of the proposed mobile home park plan which have been prepared in accordance with the provisions of this chapter. At the time of submission of this plan, the required filing fee shall be submitted to the City Clerk.

Requirements of the Plan: The Mobile Home Plan shall be prepared by a licensed Engineer. The size of the plan sheet shall not be smaller than twenty-one and one half inches (21 ½") by thirty inches (30"). The scale of the plan shall not be smaller than one inch (1") equals forty feet (40'). The plan shall show the following information:

- A) Name of the proposed mobile home park.
- B) Name and address of the owner or owners of records.
- C) Name and address of the developer.
- D) Name and address of the designer of the plan.
- E) Scale.
- F) North arrow.
- G) Certificate of Engineer and Land Surveyor.
- H) Legal description of the property.
- I) A legend which delineates any symbols used on the plan.
- J) The area and dimensions of the mobile home park site.
- K) The number, location and dimensions of all mobile home lots.
- L) The location and widths of existing and proposed streets, highways, roadways, easements and recorded section lines.
- M) Topographical data with contours of two-foot (2') contour intervals for predominant ground slopes within the tract between level and five percent (5%) grade, and for predominant ground slopes within the tract exceeding five percent (5%) grade, a minimum of five-foot (5') contour shall be required.
- N) The location and sizes of all existing and proposed water distribution lines, water main valves, water meters, and fire hydrants.
- O) The location and sizes of all existing and proposed sanitary sewer lines, manholes, invert elevations for each manhole, and grades for each sewer line connecting the manholes.

- P) The location of natural features, tree clusters, and permanent man-made structures within the boundaries of the proposed mobile home park.
- Q) The location of any adjoining street or alley, to include curb and gutter improvements.
- R) The location of any existing building within thirty feet (30') of the outside boundary of the proposed mobile home park.
- S) The location of the water and sewer utility connections outside of the mobile home park.
- T) The location of solid waste collection sites.
- U) The location of any proposed storm sewer systems and a general drainage layout plan.
- V) The location of power, gas, telephone, television and other utility lines.
- W) The location of any proposed street lighting fixtures and other lighting fixtures.
- X) The location of any proposed open space or recreation areas.

Detailed Construction Plans and Specifications: Prior to constructing a mobile home park, the developer of the mobile home park (applicant) or his agent shall submit to the City Building Inspector, at least two (2) weeks prior to the regular scheduled meeting of the Planning Commission, six (6) copies of the proposed detailed construction plans and specifications for the proposed mobile home park which have been prepared in accordance with the provisions of this and other applicable City Ordinances.

Requirements of the Detailed Construction Plans and Specifications: The detailed construction plans and specifications shall be prepared by an Engineer and Land Surveyor, registered in the State of Wyoming. The following details shall be set forth on the plan sheet:

- A) A typical mobile home lot at the scale of one inch (1") equals ten feet (10'). This typical lot shall show the lot dimensions; set backs from lot lines, streets, property boundary lines; location and dimensions of proposed parking and walkways; location and dimensions of the proposed mobile home park; typical trailer dimensions; location, size and material of the sanitary sewer line and the sewer riser; location, size and materials of the water line and riser; and location of the power, gas, telephone and television lines.
- B) A typical cross section of the proposed street and roads. This drawing shall show the type of material and depths of material to be used in the construction of the streets and roads. This drawing shall also show the type of curb and gutter to be installed.
- C) Typical manhole cross-section.
- D) Typical water – sewer crossovers.
- E) Typical service connection.
- F) Typical cross-section of a mobile home showing depths, sizes and type of material of service line and risers for water, sewer, power, gas, telephone and televisions utilities.
- G) Plan and profile sheets, to a scale of not less than one inch (1") equals twenty feet (20') for curb and gutter improvements, water lines and sanitary sewer manholes and lines.
- H) Where required storm drainage plans.
- I) Certificate of Engineer and Land Surveyor. (Ord. 875, § 5)

SEC. 24-31. DEVELOPMENT STANDARDS.

General: The following standards shall be considered as minimum design standards. Improvements shall be in accordance with adopted engineering standards and specifications.

- A) The minimum area for a mobile home park shall be three (3) acres.
- B) Mobile Home Park shall not conflict with provisions of the City of Buffalo Zoning Ordinance. (Chapter 29)

C) No part of any Mobile Home Park shall be used for non-residential purposes. Nothing contained in this section shall prohibit operation of service facilities intended for the benefit of the residents of the mobile home park.

D) Conditions of soil, ground water, slopes, drainage, topography and other natural features shall not create hazards to the property, adjacent properties, or to the health, safety and welfare of the residents of the mobile home park. The site shall not be subject to flooding or erosion.

E) No greater number of occupied mobile homes shall be allowed than there are mobile home lots available. At no time shall more than one mobile home be located upon one mobile home lot.

STREETS AND ROADWAYS.

General: The arrangement, width, grade and location of all through streets shall conform to the City of Buffalo Transportation Plan, where such a plan exists. The City Council may require pavement designs by a Wyoming Registered Engineer in cases where subsurface conditions are questionable. Pavement designs, construction specifications and certification shall be submitted to the City Council for approval.

Extent of required Street and Roadway Improvements: All streets and roadways shall be paved with a smooth, hard and dense surface which shall be durable and well drained under normal use and weather conditions. The surface shall be maintained free of cracks and depressions and its edges shall be protected by sound construction methods.

Minimum Pavement Design: The following general standards shall be minimum standards for streets and roadways:

Arterial Streets.

Wearing Surface – Seal Coat and Chips
Pavement Structure – 2 ½" Hot Mix Asphaltic Concrete or Concrete Equivalent
Base Course – 6" well-graded gravel base, maximum 2" aggregate

Residential Streets.

Wearing Surface – Seal Coat and Chips
Pavement Surface – 1" Hot Mix Asphaltic Concrete or Concrete Equivalent
Base Course – 6" well-graded gravel base, maximum 2" aggregate

Specifications for materials, mixing and construction shall comply with the adopted standards of the City of Buffalo.

Mobile Home Park Roadway.

Pavement – 2" Asphalt Surface
Base Course – 6" Base gravel, maximum 2" aggregate

Concrete.

Where Portland Cement concrete is used, it shall not be less than five inches (5") thick on a prepared subgrade constructed in accordance with accepted practices, with expansion joints where driveways and walkways abut each other or the curb. The concrete to be used shall consist of a minimum 5 sacks cement mix, the water-cement ratio shall not exceed 0.52, and the maximum aggregate size shall not exceed 1 ½".

Pavement Widths: Mobile home park roadway pavement widths shall not be less than twenty-eight feet (28'), not including the curb and gutter.

Grades: Street and Roadway grades shall have suitable alignment and gradient for traffic safety, surface and drainage characteristics, and proper adaption of the utility systems. Grades of all streets and roadways shall be sufficient to insure adequate drainage, but shall not exceed a twelve percent (12%) grade.

Lighting: Street and roadway lighting shall be designed with consultation of the power utility company and installed by the developer. Potentially hazardous locations, such as major intersections shall be properly illuminated.

Easements: Easements, where required, shall be provided for utilities and water courses and shall be at least sixteen feet (16') wide.

Curb and Gutter: Curb and gutter shall be a minimum four inches (4") in height produced from materials of asphaltic concrete or Portland Cement concrete of the same specifications as detailed in Minimum Pavement Design above.

MOBILE HOME LOT.

Lot Size: The minimum lot size for a Mobile Home lot area shall be 3,500 square feet. The minimum lot width shall be 35 feet.

Spacing: The minimum distance between mobile homes shall be fifteen feet (15'). The minimum setback distance from the roadway distance between any mobile home and any other structure within the mobile home park, or any property line bounding the mobile home park, shall be fifteen feet (15') except that there will be no minimum distance between any mobile home and an accessory building or structure which occupies the same mobile home lot as the mobile home.

Mobile Home Stand: A mobile home stand shall be improved to provide adequate support for the placement and installation of the mobile home. A crushed gravel bed four inches (4") to six inches (6") deep shall be considered acceptable.

Driveways: A minimum four inch (4") to six inch (6") deep gravel driveway shall be installed to provide access and parking to each mobile home lot. The minimum width of each driveway shall be ten feet (10'), and shall provide space for off-street parking to accommodate two (2) vehicles.

Skirting: All mobile homes shall have a skirting of a rigid type material, such as masonry, masonite, metal or wood, but such skirting shall not permanently attach the mobile home to the ground or create a fire hazard. Such skirting must be in place within sixty (60) days after the mobile home is set on the mobile home lot.

It shall be the duty of the person to whom the license for the mobile home park is issued to see that the skirting is in place and in compliance with this section.

Non-conforming Skirting: Mobile homes in mobile home parks which do not conform to the skirting requirements of this section but which lawfully existed and were in operation on the effective date of this Ordinance (Editor's note: date referred to is March 1, 1977) shall within sixty (60) days after the effective date of this Ordinance be made to conform as required by the first two paragraphs of this section.

Storage Structure: Not more than two individual storage structures may be located or maintained on one mobile home lot.

UTILITIES AND SERVICES.

Water and Sanitary Sewer: All mobile home parks and mobile home lots shall be connected to the City of Buffalo Municipal Water and Sanitary Sewer system.

All water and sewer utility installation and construction shall conform to the requirements of the International Plumbing Code, as adopted by the City of Buffalo. (R.O. 1261 § 6 6/06)

Storm Sewer / Drainage: All surface and underground drainage systems shall be installed to adequately remove all natural drainage of the mobile home park. All such systems shall be in compliance with the requirements of the City Council. Where connection with an existing storm sewer system is feasible, that system shall be utilized so as to provide complete drainage of the mobile home park.

Solid Waste Collection: Each mobile home lot shall be served with City of Buffalo Solid Waste Collection services, these services may be either:

1) A two (2) yard solid waste collection bin shall be provided as specified in City Ordinance No. 855 to be located within 100 feet from each mobile home lot.

2) A solid waste collection stand shall be provided, adjacent to the mobile home roadway or street not closer than 20 feet from any property line bounding the Mobile Home Park. Such individual stands and containers shall conform to the requirements of City Ordinance No. 855.

Electrical, Street Lighting, Telephone and Other Utilities: All utilities shall be underground whenever feasible and completed prior to street paving, if to be installed under the paving surface. The developer must comply with the requirements of the National Electrical Code and the trenching requirements of Pacific Power and Light Company.

OPEN SPACE – RECREATION.

No less than eight percent (8%) of the gross site area shall be reserved for recreational use or open space, generally provided in a central location. Where lot areas are substantially above minimum standards and provided for sufficient outdoor recreation for individual units, an exemption may be granted by the City Council to this requirement. (Ord. 875, § 6)

SEC. 24-32. IMPROVEMENTS.

If sewer and water facilities are not available adjacent to the proposed mobile home park, it shall be the responsibility of the developer to extend such lines in a manner satisfactory to the City Council. Where such lines may serve potential additional areas, the City Council may make such a determination and partially finance or make arrangements as needed to assist in financing such construction.

All lot corners shall be set with one-half inch (1/2") iron bars, two feet (2') long, or equivalent.

The developer shall perform all work required by this chapter in connection with the demolition, moving, altering, or conversion of any structure or facility, including underground facilities within the mobile home park.

Hookups to water and sewer utilities shall be prohibited until all the requirements of this chapter have been met to the satisfaction of the City Building Inspector or the City Council. (Ord. 875, § 7)

SEC. 24-33. SUPERVISION.

The licensee, or a duly authorized attendant or caretaker, shall be in charge at all times to keep the mobile home park, its facilities and equipment in a clean, orderly and sanitary condition. The attendant or caretaker shall be responsible, with the licensee, for the violation of any provision of this chapter to which the licensee is subject. (Ord. 875, § 8)

SEC. 24-34. ANIMALS AND PETS.

No owner or person in charge of any dog, cat, or other pet or animal shall permit it to run at large or commit any nuisance within the limits of any mobile home park. (Ord. 875, § 9)

SEC. 24-35. VARIANCES AND WAIVERS.

The City Council may grant a variance or waive the strict interpretation of the requirements of this chapter, where in the opinion of the City Council the mobile home park developer can demonstrate that by reason of exceptional topography or other physical conditions, the strict compliance would cause undue hardship. (Ord. 875, § 10)

SEC. 24-36. AMENDMENTS.

From time to time the City Council may amend this Mobile Home Park Ordinance. (Editor's note: Ordinance referred to is No. 875.) Before any amendment shall be made to this Ordinance, the same shall have been submitted to the Planning Commission for its recommendations. (Ord. 875, § 11)

SEC. 24-37. INTERPRETATIONS.

In the interpretation and application of the provisions of this chapter the following regulations shall govern:

Provisions and Minimum Requirements: The provisions of this chapter shall be regarded as the minimum requirements for the protection of the public health, safety, and welfare of the inhabitants of the City of Buffalo. This chapter shall be therefore regarded as remedial, and shall be liberally construed to further its underlying purposes.

Application of Overlapping Regulations: Whenever both a provision of this Ordinance (Ord. 875), or any provision of any other law, ordinance, resolution, or applicable regulation of any kind contain any restrictions covering any of the same subject matter, whichever restriction imposes a higher standard shall govern.

Existing Permits and Private Agreements: This Ordinance (No. 875), is not intended to annul:

- 1) Any permits or licenses issued before the effective date of this Ordinance. (March 1, 1977)
- 2) Any easement, covenant or other private agreement. (Ord. 875, § 12)

SEC. 24-38. APPEALS.

Any person aggrieved by the action of the City of Buffalo or any administrative personnel of the City may file with the City Council a written request for a hearing of the same, setting forth the reasons for which the applicant feels that the regulations have been unjustly administered or enforced. Such a request shall be submitted to the City Council. (Ord. 875, § 13)

SEC. 24-39. PENALTY.

Any person who shall violate any of the provisions of this chapter shall, upon conviction, be fined a sum not less than \$5.00 and not more than \$100.00, to which costs shall be added. (Ord. 875, § 14)