

ORDINANCE No. 14-1

CITY OF KREBS

AN ORDINANCE REGULATING MOBILE HOMES, PROVIDING REGULATIONS FOR PLACEMENT OF THE SAME, AND FOR WATER AND SEWER CONNECTIONS THERETO.

BE IT ORDAINED BY THE CITY COUNCIL AND MAYOR OF THE CITY OF KREBS, OKLAHOMA, AS FOLLOWS:

Section 1. Definition. Whenever the term mobile home, house trailer, trailer coach is used in this ordinance it shall mean any vehicle or structure designed and constructed in such a manner as to permit occupancy therein as sleeping quarters for one or more persons or to carry on and conduct a business or profession, occupation or trade, and designed to be moved off on wheels attached to axles of said trailer or mobile home, whether self propelled or pulled or hauled and where the same is designed primarily for long time residency as well as for highway travel with special permit and shall be designated in this ordinance as Mobile home.

Section 2. It shall be unlawful for any person or persons to occupy a mobile home in the City of Krebs, Oklahoma, unless such mobile home is located in such a manner to comply with the City Ordinances and after having been inspected by an agent of the City of Krebs prior to said occupancy, unless said mobile home is located in a trailer park or camp designated for such usage.

Section 3. Prior to occupancy of any mobile home by any person or persons application shall be made to the City of Krebs, % of City Clerk, City of Krebs, setting out the area designated on which the mobile home is to be placed and obtaining a permit to so place said mobile home, and providing further that prior to occupancy there shall have been an inspection by an agent of the City of Krebs.

Section 4. It is further provided that any mobile home to be placed within the City of Krebs, shall have a minimum area of 2 800 square feet per mobile home unit with a minimum of 20 foot set-back from the front of any lot on which said mobile home is placed and a minimum side set-back of 15 feet from any lot line of adjoining property. Provided further that the back line of said lot or area on which said mobile home is placed shall have a minimum clearance of 5 feet.

Section 5. It being further provided that any mobile home placed within the City of Krebs, shall be provided with minimum foundation to meet with the following minimum requirements. Said mobile home shall be blocked with either 4" x 8" x 16" block or equivalent of a concrete block, the blocking point shall be a maximum of 8' on center along the length of each frame of said trailer, except in the area of the axles where they shall be placed immediately in front and rear of axles. The front and rear blocking points shall be within 18" of the end of said mobile home frame. The base of said blocking shall consist of two concrete blocks being parallel to frame side by side, the flat side down, and bearing

on undisturbed soil. The remaining blocks are to be turned at right angles to frame. Shimming material shall not be in excess of 4"total.

Section 6. Provided further that any mobile home be placed in the City of Krebs shall be properly anchored. Said anchor shall consist of steel auger anchors 48" long with a 6" disc equivalent to Minute-Man Hurricane Anchor as manufactured by Chance Manufacturing Company. Anchors shall be augered into the soil and the chain or cable connection to the frame of the mobile home shall be fitted with a turnbuckle or similar mechanical devise which can be made taut. Connection devices shall have a minimum tensile strength of 5400 lbs.

Anchors required based on mobile home length are as follows:

<u>No.</u> <u>Anchors per side.</u>	<u>Sand</u>	<u>Soil Type</u>	<u>Clay</u>
2	0' - 35'		0' - 52'
3	36' - 52'		53' - 75'
4	53' - 70'		

Section 7. It shall be further provided that all mobile homes placed in the City of Krebs shall have water and sewer connections equivalent to such connections in a residential home or business, all lines being underground and each said mobile home shall have a separate water meter and sewer connection. It being further provided that mobile homes shall not be placed on residential lots where there is located other permanent structures and residential areas unless and until there is approval by petition of 51% of the permanent residents in such area within 300 feet of the proposed site for a mobile home. This regulation shall apply on any city lot in which there is a permanent residential structure or any city lot on which there is on either side of said lot a permanent residential structure.

Section 8. It shall be unlawful for any person, or persons, corporation or other legal entity to occupy a mobile home without having first complied with the requirements of the within ordinance. And any person, firm or corporation or legal entity violating any of the provisions of this ordinance shall be guilty of a misdemeanor on conviction shall be fined in the sum of not to exceeding \$20.00 including costs. Every day of such violation shall be considered a separate criminal offense.


Louis Paris, Mayor

ATTEST


CITY CLERK

Emergency clause attached and voted on separately.