

Amendments to Ordinance Number 900.10 "Ordinance Governing and Regulating Mobile Homes and Mobile Home Parks for the City of Camargo"

BE IT ORDAINED by the City of Camargo that Ordinance Number 900.10 "Ordinance Governing and Regulating Mobile Homes and Mobile Home Parks for the City of Camargo is amended as follows: Section I, "DEFINITIONS", Paragraph 4:

"Mobile Home Park" shall be defined for purposes of this ordinance as real estate located within the corporate limits of the City of Camargo, Kentucky on which is situated ~~(one)~~ two or more mobile homes not occupied as a permanent residence by the owner of the real estate without regard to whether or not the occupant or owners of said mobile homes pay rent to the owner of the real estate, however, property of which unoccupied mobile homes are stored prior to sale or delivery shall not be considered a mobile home park within the meaning of this ordinance."

Section II, "LICENSES SHALL BE REQUIRED FOR OPERATION OF MOBILE HOME PARKS",

A. Paragraph D(4):

"Each application shall be accompanied by an application fee of ~~(\$50)~~ \$250.

B. Paragraph G(3):

"Each application shall be accompanied by a ~~(\$50)~~ \$100 renewal fee."

1. Section IV, "REQUIREMENTS FOR MOBILE HOME PARKS", Paragraph A(2):

"Within any mobile home park the minimum size of a lot to be occupied by an individual mobile home shall be no less than ~~(seven thousand)~~ eight thousand five hundred (8,500) square feet."

2. Section VI, "REGULATIONS GOVERNING ALL MOBILE HOMES IN THE CITY OF CAMARGO,

Paragraph C:

"All mobile homes installed within the corporate limits of the city of Camargo following the effective date of this ordinance shall be installed on permanent concrete foundations or pads and have underpinning of a matching material."

Paragraph D:

"All mobile homes located within the corporate limits of the City of Camargo shall be located on lots of not less than ~~(7,000)~~ eight thousand five hundred (8,500) square feet and said mobile home shall be placed at least thirty feet from the nearest public street and not less than fifteen feet from any boundary of the lot not bounded by a public street."

3. The 1995 Amendment to Ordinance No. 900.10, "Ordinance Governing and Regulating Mobile Homes and Mobile Home Parks for the City of Camargo" shall be moved to Section VI, Paragraph F and amended as follows:

"The owner of any mobile home to be located within the corporate limits of the City of Camargo shall secure a permit from the clerk of the City of Camargo before a mobile home can be moved in or set up for occupancy. Application for such a permit shall be made with the City Clerk of the City of Camargo which shall require that a survey plat of the property on which said mobile home is to be located must be attached to the application showing that the lot meets the specifications set out previously in Article VI and if the mobile home is not new, it must not be older than 10 years old and the application must be accompanied with an appraisal by a licensed appraiser certifying the value of the mobile home to be no less than \$50,000.00. The cost of the appraisal shall be paid by the applicant.

On proper application meeting all of the criteria and the payment of ~~(\$25)~~ \$250.00 the City Clerk or designated building inspector shall issue a permit to the applicant."

4. A new Paragraph G shall be added to Section VI:

“ Until a bile home permit is obtained, no utility services, including electric, water, sewer, or natural gas service, shall be provided by any utility to any mobile home placed outside a mobile home park.”

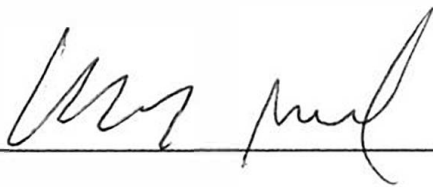
5. A new Paragraph H shall be added to Section VI:

“Any mobile home unoccupied for a period of two (2) years shall be required to be removed from the city limits.

6. A new Paragraph C, adopted in the October 9, 1999 Resolution, shall be added to Section VII:

“The following properties or mobile homes are grandfathered in and excluded from the provisions of this ordinance as follows:

1. Mobile Home Equipped Lot. A lot of land will be grandfathered in and considered exempt from the provisions of the mobile home ordinance and a mobile home may be placed thereon or replaced thereon as long as the owner of the mobile home lives in the mobile home on this lot. The mobile home shall be considered to be grandfathered in even if the owner of the mobile home is not also the owner of the lot as long as the lot was equipped with a mobile home hook-up prior to May 2, 1994. The purpose of this interpretation is to protect property owners who have purchased a lot prior to the most recent modification of the mobile home ordinance for the purpose of placing a mobile home thereon but the lot does not now meet the requirements.
2. Rented mobile home. A mobile home which was being rented, not lived in by the owner, as of May 2, 1994 shall be considered grandfathered in as long as the ownership of said mobile home does not change. If ownership does change, then the mobile home must be resided in by the new owner or the new owner must get a permit for a mobile home park if the new owner has two or more mobile homes in the city limits that are for rent that are adjoining.
3. Mobile home & Lot – Owner Occupied. A mobile home already located on a lot as of May 2, 1994 will be considered to be grandfathered in for as long as the owner of the mobile home and lot lives on the premises. The owner may change and the property will still be considered to be grandfathered in as long as the owner resides there and the mobile home and lot is not used as rental property.



Mayor

Attest: 

City Clerk

1st Reading: 11/06/2023

Published: 12/14/2023

2nd Reading: 12/04/2023

The full mobile home ordinance can be viewed at <https://camargo.ky.gov> You can also view or request a copy from City of Camargo Office 4406 Camargo Rd Camargo KY 40353 and camargoky@yahoo.com

ORDINANCE NO: 900.10

ORDINANCE GOVERNING AND REGULATING MOBILE
HOMES AND MOBILE HOME PARKS FOR THE CITY OF CAMARGO

BE IT ORDAINED by the City of Camargo that:

The ORDINANCE attached hereto pertaining to the regulating of mobile homes and mobile home parks in the City of Camargo, Kentucky does now hereby replace the older ordinance, amendments, and resolutions for purposes of clarity and consistency.

ATTEST:


Clerk


MAYOR

First Reading: 11/06/2023
Second Reading: 12/04/2023
Published:

TITLE

An Ordinance regulating Mobile Homes and Mobile Home Parks in the City of Camargo, Kentucky.

I. DEFINITIONS

For the purposes of this ordinance, certain terms used herein are defined as follows:

A. "Mobile Home" is defined as a detached residential dwelling unit designed for transportation after fabrication on streets or highways on its own wheels or on flat bed or other trailers, and arriving at the occupancy except for minor and incidental unpacking and assembly operation, location of jacks or other temporary or permanent foundations, connections to utilities, and the like. Removal of the wheels and placement on a foundation does not exempt a mobile home from the requirement of this ordinance.

B. "Camper", "Travel Trailer", and "Motor Homes" are defined as towed or self propelled devices to be used as temporary living quarters for purposes of travel or recreation and not intended to be continuously occupied as a residence however, "campers", "travel trailers" and "motor homes" will be considered "mobile homes" within the meaning of this ordinance when they are installed and continuously occupied as a place of residence, regardless of the intent for which such vehicles were originally designed.

C. "Mobile Home Park" shall be defined for purposes of this ordinance as real estate located within the corporate limits of the city of Camargo, Kentucky on which is situated **two** or more mobile homes not occupied as a permanent residence by the owner of the real estate, without regard to whether or not the occupant or owners of said mobile homes pay rent to the owner of the real estate, however, property of which unoccupied mobile homes are stored prior to sale or delivery shall not be considered a mobile home park within the meaning of this ordinance.

II

LICENSES SHALL BE REQUIRED FOR OPERATION OF MOBILE HOME PARKS.

A. All mobile home parks operated within the corporate boundaries of the city of Camargo, Kentucky, shall be licensed.

B. A license for operation of a mobile home park shall be issued by the City Council of the City of Camargo or by such other administrative agency or other authority as shall be authorized by said council to do so.

C. Such licenses shall be issued (by the City Council of the City of Camargo, or such other licensing authority as said council may authorized to do so) within 30 days after receipt by the licensing authority of a proper application.

D. The application for licenses shall state the following facts:

1. The name and address of the owner of the real estate upon which the mobile home park is to be located.

2. The name and the address of the manager or operator of the mobile home park if difference from the name of the owner.

3. A plat of the proposed or existing park showing lots, streets, driveways, location within the city, general layout of the park, and improvements.

4. Each application shall be accompanied by an application fee of \$250.00.

5. Each application shall be accompanied by a copy of the license issued by the Commonwealth of Kentucky for such parks.

6. Each application shall be signed by the owner or manager of the real estate upon which the mobile home park is located or is proposed to be located.

E. Upon receipt of a properly prepared application containing all information required and accompanied by the required license fee, the city council of the city of Camargo or other licensing authority set up by said city council shall issue within 30 days a license or a clear and concise statement of the reasons that the application for license has been refused.

F. If an application for license is refused, applicant may resubmit his application without additional fee within 30 days after the date of refusal accompanied by documentation showing that the reasons given for refusal of the original application are no longer valid.

G. The license issued upon application shall be good for a period of one year from the date of issuance and upon expiration owner shall apply for renewal of license using the following procedures:

1. Owner shall submit an application for renewal stating that all information given in the original application remains true and correct or amending such facts shown in the original application as may have changed.

2. Owner shall submit a signed affidavit stating that the park is being operated and managed in a manner complying with all requirements of this ordinance and any other ordinance enacted by the City of Camargo regulating operation of mobile home parks.

3. The application shall be accompanied by a \$100.00 renewal fee.

4. Each application shall be accompanied by a copy of the license issued by the Commonwealth of Kentucky for each park and a business license.

5. The renewal application shall be signed by the owner or manager.

III

CLASSES OF LICENSES

A. There shall be two classes of licenses issued for mobile home parks in the City of Camargo as follows:

1. Full Compliance, License, which shall be used only to mobile home parks which commence operation after the effective date of this ordinance.

2. Non-complying licenses, which shall be issued to mobile home parks which commenced operation prior to the effective date of this ordinance.

3. Issuance of a full compliance license shall certify that as of date of issuance of the license said mobile home park complied with all terms of this and any other ordinances of the City of Camargo regulating mobile home parks or the operation thereof.

4. Issuance of a non-complying license shall indicate that the owner and/or manager of a mobile home park which begin operation prior to the effective date of this ordinance is complying with the requirements stated herein to upgrade and modify his facilities to bring them into compliance with this ordinance.

IV

REQUIREMENTS FOR MOBILE HOME PARKS

A. All mobile home parks which begin operation in the City of Camargo Kentucky, following the effective date of this ordinance shall be subject to the following requirements and restrictions:

1. No tract of land of less than six acres shall be developed as a mobile home park.
2. Within any mobile home park the minimum size of a lot to be occupied by an individual mobile home shall be no less than eight thousand five hundred (8,500) square feet.
3. Each mobile home park shall contain streets constructed and paved at owner's expense complying with applicable city, county, and state requirements for dedicated streets and providing access to all mobile homes in said park.
4. Each mobile home must be set back 30 feet from the nearest street.
5. Each mobile home must be not less than 15 feet from the nearest non-street boundary of the lot upon which it is located.
6. If other structures, either temporary or permanent are located on the same lot with a mobile home these structures shall be not less than ten feet from the mobile home.
7. Each mobile home shall be placed on a permanent concrete foundation or pad and shall be equipped with tie downs.
8. Each lot within a park must have separate water, sewer, electric and gas hook ups with appropriate appliances for shut off, however, this provision shall not be construed to prevent a mobile home park from supplying water to all homes within the park through a common meter provided that the after hookup for each mobile home is equipped with a shut off.
9. The mobile home park, notwithstanding any other provisions herein, shall consist of no more than 12 mobile homes per six acres of area drawn in Lots as specified in A (2) of this article and shall be connected with a sanitary sewer hookup.
10. Sewer must be available to real estate which is developed as a mobile home park. Each mobile home in the park shall be connected to sanitary sewer. If sanitary sewer is not available to an area proposed for a mobile home park, no business licenses shall be granted nor shall any application be taken.
11. Each mobile home park shall be equipped with street lights with one street light to be installed for every four lots within a mobile home park.
12. Each mobile home park shall be enclosed on all sides not adjoining a public street or highway by a fence not less than six feet high which shall be maintained by the park owner.
13. The park owner shall provide for trash and garbage disposal as follows:

A. By provision of "dumpster" or similar device of adequate size to handle trash and garbage generated by the mobile home park with said dumpster to be emptied not less than once per week or,

B. Door to door pickup of trash and garbage not less once per week,

14. Each lot shall include a driveway of sufficient size to permit off street parking of two cars.

V

EXISTING MOBILE HOME PARKS

A. An existing Mobile Home Park is defined as a mobile home park in which there is located one or more mobile homes occupied already for occupancy on or before the effective date of this ordinance.

B. Requirements for existing mobile home parks shall be as follows:

1. An existing mobile home park shall be occupied by not more than the number of units present in that park on the effective date of this ordinance or the number of units allowed for a park of the same size under the provisions of this ordinance relating to new mobile home parks, whichever is greater.

2. For purposes of this ordinance, a unit in a mobile home park is defined as a mobile home occupied or suitable for occupancy and a lot is defined as that area of ground on which a mobile home may be situated.

3. If any unit in an existing mobile home park becomes unfit for occupancy after the effective date of this ordinance whether by casualty or as a result of wear and tear, such unit shall not be replaced if replacement of that unit would cause the park to be occupied to a greater density than allowed for new mobile home parks or if replacement of that unit would increase the degree of non-compliance of the existing park.

4. Existing mobile home park shall be brought into compliance with the requirements for new mobile home parks under the following schedule:

A. Tie downs shall be installed on all mobile homes within existing parks within six (6) months following the effective date of this ordinance.

B. Utility, lighting, fence, and trash pickup provisions of the requirements for new mobile home parks shall be complied with by existing mobile home parks within one year from the effective date of this ordinance.

C. Compliance as to maximum number of units shall be achieved as soon as possible by attrition which shall be defined as the removal of units which have become unfit for occupancy due to wear and tear or casualty which units cannot be replaced under Article V, Subsection 3, of this ordinance.

D. Within two years after an existing mobile home park has come into compliance with the requirements for maximum number of units, said park shall be brought into full compliance with the requirements for new mobile home parks as to set back and lot size.

E. Streets in existing mobile home parks shall be paved within a period of one year after the park has been brought into compliance with all other provisions of this ordinance relating to new mobile home parks; however, this provision shall require only paving and not that the streets be improved to comply with standards for dedicated

streets.

F. In lieu of Affidavit of compliance required for renewal of licenses of new mobile home parks, existing mobile home parks, which have been issued non-complying licenses shall be required to submit with the renewal applications, sworn statements of procedures implemented and actions taken towards compliance including the following:

- 1, Installation of tie downs:
2. Number of occupied or occupiable units in the park as of the beginning and end of the licensing years:
3. Compliance with requirements for utilities, lighting, fence, trash pickup, and;
4. Expected date by which the park can be brought into full compliance with the requirements or new mobile home parks.

G. Upon compliance with all requirements for new mobile home parks an existing mobile home park shall be issued a complying mobile home park license.

VI

REGULATIONS GOVERNING ALL MOBILE HOMES IN THE CITY OF CAMARGO

A. All mobile homes located within the corporate limits of the City of Camargo shall be equipped with tie downs which shall be installed no later than six months following the effective date of this ordinance.

B. All mobile homes located within the corporate limits of the City of Camargo shall be connected to the sanitary sewer if available or shall be provided with individual septic tanks as required by the applicable laws and regulations of the Commonwealth of Kentucky.

C. All mobile homes installed within the corporate limits of the City of Camargo following the effective date of this ordinance shall be installed on permanent concrete foundations or pads and have underpinning of a matching material.

D. All mobile homes located within the corporate limits of the City of Camargo shall be located on Lots of not less than eight thousand five hundred (8,500) square feet and said mobile home shall be placed at least thirty feet from the nearest public street and not less than fifteen feet from any boundary of the lot not bounded by a public street.

E. If any other temporary or permanent structure is located on the same lot with a mobile home such structure shall be not less than ten feet from said mobile home and shall comply with all other set back requirements set forth in this ordinance.

F. The owner of any mobile home to be located within the corporate limits of the City of Camargo shall secure a permit from the Clerk of the City of Camargo before a mobile home can be moved in or set up for occupancy. Application for such a permit shall be made with the City Clerk of the City of Camargo which shall require that a survey plat of the property on which said mobile home is to be located must be attached to the application showing that the lot meets the specifications set out previously in Article VI and if the mobile home is not new, it must not be older than 10 years old and the application must be accompanied with an appraisal by a licensed appraiser certifying the value of the mobile home to be no less than \$50,000.00. The cost of the appraisal shall be paid by the applicant. On proper application meeting all of the

criteria and the payment of \$250.00 the City Clerk or designated building inspector shall issue a permit to the applicant.

G. Until a mobile home permit is obtained, no utility services, including electric, water, sewer, or natural gas service, shall be provided by any utility to any mobile home placed outside a mobile home park.

H. Any mobile home unoccupied for a period of two (2) years shall be required to be removed from the city limits.

VII EXCLUSIONS

A. The preceding provisions of this ordinance shall apply to mobile homes used for dwelling or residential purposes only and, except as otherwise stated herein, mobile homes or mobile home type structures used for the following purposes shall be exempt from the requirements set forth in this ordinance:

1. Temporary class rooms;
2. Temporary offices;
3. Mobile homes held in inventory for sale which are not being occupied for any

purpose.

B. Tie downs shall be installed on mobile homes being used as temporary class rooms within six months after the effective date of this ordinance.

C. The following properties or mobile homes are grandfathered in and excluded from the provisions of this ordinance as follows:

1. Mobile Home Equipped Lot. A lot of land will be grandfathered in and considered exempt from the provisions of the mobile home ordinance and a mobile home may be placed thereon or replaced thereon as long as the owner of the mobile home lives in the mobile home on this lot. The mobile home shall be considered to be grandfathered in even if the owner of the mobile home is not also the owner of the lot as long as the lot was equipped with a mobile home hook-up prior to May 2, 1994. The purpose of this interpretation is to protect property owners who have purchased a lot prior to the most recent modification of the mobile home ordinance for the purpose of placing a mobile home thereon but the lot does not now meet the requirements.
2. Rented mobile home. A mobile home which was being rented, not lived in by the owner, as of May 2, 1994 shall be considered grandfathered in as long as the ownership of said mobile home does not change. If ownership does change, then the mobile home must be resided in by the new owner or the new owner must get a permit for a mobile home park if the new owner has two or more mobile homes in the city limits that are for rent that are adjoining.
3. Mobile home & Lot – Owner Occupied. A mobile home already located on a lot as of May 2, 1994 will be considered to be grandfathered in for as long as the owner of the mobile home and lot lives on the premises. The owner may change and the property will still be considered to be grandfathered in as long as the owner resides there and the mobile home and lot is not used as rental property.

VIII
ADMINISTRATIVE PROCEDURES, PENALTIES FOR NON-COMPLIANCE

A. The licenses called for under this ordinance shall be issued by the City Council of the City of Camargo until such time as said City Council, by duly enacted ordinance, creates any other licensing authority or other administrative body empowered to issue licenses under this ordinance.

B. The City Clerk of the City of Camargo shall receive all application fees paid under this ordinance and shall deposit such funds to the account or accounts in which the general funds of the city of Camargo are kept.

C. The City Council of Camargo or such administrative agency or licensing authority as it may create shall cause a copy of this ordinance to be mailed by U.S. Mail, First Class, postpaid, to the owners of all existing mobile home parks located within the corporate limits of the City of Camargo within two weeks after this ordinance is enacted.

D. The City Council of the city of Camargo shall arrange for the preparation of application of forms and license forms as called for under this ordinance and shall be prepared to make such forms available to applicants on or before the effective date of this ordinance.

E. Penalties for violation of this ordinance shall be as follows:

1. The owner of real estate operating a mobile home park without a valid license shall be fined not more than one hundred dollars per week of unlicensed operation and the City of Camargo shall seek injunctive relief in the appropriate court to enjoin further operation of said unlicensed park.

2. The owner of any mobile home park in which the tie down provisions of this ordinance have not been complied with shall be subject to a fine of \$100.00 per non-complying mobile home per week of non-compliance, and the owner of any mobile home not located within a park and not tied down shall be subject to a fine of \$100.00 per week of non-compliance.

3. The penalty for violation of any provision of this ordinance shall be \$50.00 per week for each separate violation.

4. If the owner or the operator of a mobile home park is found to have knowingly given false information on an application for license or for renewal of license said license shall be revoked and said owner and operator shall be subject to all penalties for operating a mobile home park without a license.

IX
CONFLICT OF LOCAL AND STATE REGULATIONS

To the extent that the requirements of this ordinance are stricter than the requirements set forth by the Commonwealth of Kentucky for the operation of the mobile home parks, this ordinance shall be followed;

However, to the extent that the requirements of the Commonwealth of Kentucky are stricter than the requirements set forth by this ordinance for the operation of mobile home parks, the requirements of the Commonwealth of Kentucky shall prevail.

X
EFFECTIVE DATE

First reading approved by the City Commission of the City of Camargo at its regular session this 6th day of November, 2023.

This ordinance shall become effective after the second reading approved by the City Commission of the City of Camargo at its regular session on this 4th day of December, 2023

ATTEST: 
Clerk


MAYOR

First Reading: 11/06/2023
Second Reading: 12/04/2023
Published: 12/14/2023