



City of Grand Island

Tuesday, September 13, 2005

Council Session

Item F5

#9005 - Consideration of Amending Chapter 21 of the Grand Island City Code Relative to Recreational Vehicles and Mobile Home Parks

Staff Contact: Craig Lewis

Council Agenda Memo

From: Craig A. Lewis, Building Department Director

Meeting: September 13, 2005

Subject: Amend Chapter 21 of the Grand Island City Code
Relative to Recreational Vehicles and Mobile Home
Parks

Item #'s: F-5

Presenter(s): Craig Lewis, Building Department Director

Background

This is a request to amend City Code section 21-18 to allow for a reduction in the amount of space provided by Manufactured Home Parks when providing recreational vehicle spaces. The City Code currently requires a site of at least 3,000 square feet for either a manufactures home or a recreational vehicle. The City Code does not currently have specific standards for recreational vehicle spaces, the proposed ordinance will identify specific requirement for recreational vehicle sites.

Discussion

The current sections of the City Code do not address any specific requirement for recreational vehicle sites, as these vehicles are less in size than manufactures homes and the duration of stay is limited, reduced size and separations required appear reasonable.

Recreational Vehicle sites	Manufactured Home sites
1,500 square feet	3,000 square feet
30' minimum width	no minimum width
5' setback to site boundary	no minimum to boundary
10' separation between vehicles	15' separation between homes
1 vehicle parking pad	2 vehicle parking pads
single meter for multiple sites	single meter for each site

To accommodate the recent requests to provide recreational vehicle sites within existing parks the proposed modification appear to provide some reasonable restriction.

Alternatives

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

1. Approve the ordinance..
2. Disapprove or /Deny the ordinance.
3. Modify the ordinance to meet the wishes of the Council
4. Table the issue

Recommendation

City Administration recommends that the Council approve the ordinance to provide restrictions for recreational vehicle sites proposed within manufactured home parks.

Sample Motion

Motion to approve ordinance number 9005.

ORDINANCE NO. 9005

An ordinance to amend Chapter 21 of the Grand Island City Code; to amend Section 21-18 pertaining to Manufactured Home Park location, area, general layout and improvements; to repeal Section 21-18 as now existing, and any ordinance or parts of ordinances in conflict herewith; and to provide for publication and the effective date of this ordinance.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA:

SECTION 1. Section 21-18 of the Grand Island City Code is hereby amended to read as follows:

§21-18. Location, Area, General Layout and Improvements

The manufactured home park shall be located on a well-drained site and shall be so located that its drainage will not endanger any water supply. A Storm Water Drainage Plan shall be submitted and approved by the Director of Public Works. All such manufactured home parks shall be in the areas free from marshes, swamp, or other potential breeding places for insects or rodents.

The area of the manufactured home park shall be large enough to accommodate:

- (A) The designated number of home spaces
- (B) Necessary streets and roadways
- (C) Off-street parking of automobiles shall be provided; such spaces shall be hard surfaced and in the amount of two (2) per dwelling. Parking spaces may be provided on unit space where trailers are parked, by separate parking areas, or both.

Each manufactured home space shall contain a minimum of three thousand (3,000) square feet.

Every manufactured home space shall abut on a driveway or other clear area with unobstructed access to a public street. Such places shall be defined and enumerated.

Manufactured homes shall be parked in such spaces so that there will be a minimum of fifteen feet between manufactured homes and so that no manufactured home will be less than ten feet from the exterior boundary of the manufactured home park. It shall be unlawful to locate a manufactured home less than thirty feet from any state highway, or so that any part of such manufactured home will obstruct any roadway or walkway in a manufactured home park.

It shall be unlawful to allow any manufactured home to be occupied in a manufactured home park unless the manufactured home is situated on a manufactured home space.

Access roads shall be provided to each manufactured home space. Each access road shall provide for continuous forward movement, shall connect with a street or highway, shall have a minimum width of forty feet, and provide for emergency vehicle access.

All newly constructed roadways, access roads and parking spaces shall be constructed with a permanent type, dust-free surface such as asphaltic cement concrete, portland cement concrete, or paving brick.

The ten (10) foot exterior boundary shall be landscaped as per requirements identified in §36-36.1 of this code.

Recreational Vehicle Sites shall provide the following:

- (1) A minimum site of 1,500 square feet.
- (2) A minimum site width of 30 feet.
- (3) A minimum setback to site boundary of 5 feet.
- (4) A minimum separation between vehicles of 12 feet.
- (5) One hard surfaced vehicle parking pad of 180 square feet for a passenger vehicle.

ORDINANCE NO. 9005 (Cont.)

(6) All recreational vehicle sites shall be served with a single meter and service for electrical and water utilities, except where multiple spaces are separated by access roadways, in which case separate services and meters may be allowed for each grouping of recreational vehicle sites.

(7) All applicable provisions of the Building, Electrical, and Plumbing codes shall apply.

SECTION 2. Section 21-18 as now existing, and any ordinances or parts of ordinances in conflict herewith be, and hereby are, repealed.

SECTION 3. The validity of any section, subsection, sentence, clause, or phrase of this ordinance shall not affect the validity or enforceability of any other section, subsection, sentence, clause, or phrase thereof.

SECTION 4. That this ordinance shall be in force and take effect from and after its passage and publication, within fifteen days in one issue of the Grand Island Independent as provided by law.

Enacted: September 13, 2005.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk