

ARTICLE XII. MANUFACTURED HOUSING, HOUSING PARKS, AND CAMPING EQUIPMENT

Amended __May 8, 2018

This article shall regulate the parking, location, and maintaining of all manufactured homes of one section and manufactured home parks.

Manufactured home parks shall be allowed as Conditional Uses in the Residential Zones only.

Manufactured home parks shall be prohibited in all other zoning districts within the Town of Morrison.

A. DEFINITIONS

The following definitions shall apply in the interpretation and enforcement of this Ordinance:

1. Manufactured Home. A single-family dwelling transportable in one section, built on a permanent chassis; suitable for year-round occupancy, and containing sleeping accommodations, a flush toilet, a tub or shower bath, and kitchen facilities with plumbing and electrical connections provided for attachment to outside systems, with a permanent foundation or securely anchored and certified as meeting the Mobile Home Construction and Safety Standards of the Department of Housing and Urban Development, and Wisconsin Uniform Dwelling Code. (Revised July 7, 1994)

2. Unit. One (1) manufactured home.

3. Non-Dependent Unit. A manufactured home that has a bath or shower and toilet facilities.

4. Dependent Unit. A manufactured home which does not have a bath or shower and toilet facilities.

5. Manufactured Home Park. Any park, court, camp, site, lot, parcel or tract of land designed, maintained, intended or used for the purpose of supplying a location or accommodations for two or more manufactured homes, and shall include all facilities used or intended for use as part of the equipment thereof. Manufactured Home Park shall not include automobile or manufactured home sales lots on which unoccupied manufactured homes are parked for purposes of inspection and sale.

6. Space. A plot of ground in a manufactured home park designed for the location of only one (1) manufactured home.

7. Person. Shall be construed to include an individual, partnership, firm, company, corporation, whether tenant, owner, lessee, or other agent, heir or assignee.

8. Pad. A concrete slab or its equivalent, as determined by the Town Building Inspector, constructed on the manufactured home space for the purpose of accommodating water and sanitary connections for a manufactured home.

9. Occupied Area. That portion of an individual manufactured home space which is covered by a manufactured home and its accessory structures.

10. Park Management. The person who owns or has charge, care or control of the manufactured home park.

11. CAMPING EQUIPMENT Wheeled vehicles, either motorized or non-motorized, capable of being moved by their own power or transported by another vehicle, including, without limitation, all classes of motor homes, recreational vehicles, travel trailers, pop-up campers, and such other vehicles which are built and/or manufactured for being readily located to and from temporary recreational facilities and which are designed for human habitation. (added 5/8/2018)

B. LOCATION OUTSIDE PARK

1. It shall be unlawful, except as provided in this Ordinance for any person to park any manufactured home on any street, alley or highway or other public place or on any tract of land owned by any person, within the Town of Morrison.

2. Emergency or temporary stopping or parking is permitted on any street, alley or highway for not longer than one (1) hour, subject to any other and further prohibitions imposed by the traffic and parking regulations or ordinances for that street, alley or highway.

3. No person shall park or occupy any manufactured home on any premises which are situated outside an approved manufactured home park, except under special permit as provided in Section C.

4. Parking of up to two (2) unoccupied travel trailers or camping equipment is permitted, provided no living quarters shall be maintained or business practiced in said trailer/camping equipment, while such trailers are so parked or stored. Said units can be parked or stored: (updated 5/8/2018)

a. In a rear yard during the entire year.

b. Within the side yard setback area during the period between the dates of May 1 and the second Tuesday in September. A unit so parked may have the drawbar protrude into the front yard setback area.

c. Within the front yard setback area for a maximum period of two (2) weeks during the period indicated in (b) above to permit preparation and cleaning of the unit.

5. Living and sleeping purposes. Use of camping equipment for living or sleeping purposes is permitted on a temporary basis only under the following condition: (added 5/8/2018)

- a. The use of an individual camping unit for temporary living and sleeping purposes may not exceed 14 days anywhere within the town of Morrison in any calendar year. (added 5/8/2018)**

C. LICENSE FOR MANUFACTURED HOME PARK: APPLICATION AND ISSUANCE

1. No person shall establish, operate or maintain or permit to be established, operated or maintained upon any property owned, leased or controlled by him/her, a manufactured home park within the limits of the Town of Morrison without first securing a license for each park from the Town Board, pursuant to this chapter. Such license shall expire at the close of the calendar year issued, but may be renewed under the provisions of this chapter for additional periods of one (1) year.

2. The application of such license or renewal thereof shall be approved by The Town Board. Before a license is issued, an applicant shall pay an annual fee of One Hundred (\$100.00) Dollars and, in addition thereto, each applicant for an original or renewal license shall file with the Town Clerk a bond in the sum of One Thousand (\$1000.00) Dollars for each fifty (50) manufactured home spaces or fraction thereof, guaranteeing the collection by the licensee of the monthly parking permit fees as provided in this Ordinance and the compliance of the licensee and the park management with the provisions of this Ordinance. Such bond shall also be for the use and benefit and may be prosecuted and recovery had thereon by any person who may be injured or damaged by reason of the licensee violating any provision of this Ordinance. The annual license shall be subject to renewal by the Town Board, provided that said licensee has abided by the requirements of this Ordinance or the laws or regulations of the State of Wisconsin relating to manufactured home parks and their operation, and particularly with reference to laws or ordinances relating to health, sanitation, refuse disposal, fire hazard, morals, or nuisances.

3. The application for a license or a renewal thereof shall be made on forms furnished by the Town Clerk and shall include the name and address of the owner in fee of the tract (if the fee is vested in some person other than the applicant, a duly verified statement by that person that the applicant is authorized by him to construct or maintain the manufactured home park and make the application) and such legal description of the premises upon which the manufactured home park is or will be located as will readily identify and definitely locate the premises. The initial application for any existing, new or revised manufactured home park shall be accompanied by five (5) copies of the park plan showing the following, either existing or as proposed:

- a. The extent and area for park purposes.
- b. Roadway and driveways.

- c. Location and designation of dependent and independent manufactured home spaces.
- d. Location of service building indicating the number of sanitary conveniences, including toilets, washrooms, laundries and utility rooms to be used by occupants of the manufactured home park.
- e. Complete layout of storm, sanitary and water systems for service building and spaces.
- f. Method and plan of garbage removal.
- g. Plan for electrical or gas lighting of spaces.
- h. Interest of applicant in proposed manufactured home park or extension thereof. If owner of tract is a person other than applicant, a duly verified statement by the owner that applicant is authorized by him/her to construct and maintain the proposed park, addition, modification, or extension, and make the application.

D. REVOCATION AND SUSPENSION

The Town Board may suspend or revoke a license after a hearing held pursuant to Section 66.058 (2) (d), Wisconsin Statutes.

E. LOCATION OF MANUFACTURED HOME PARKS

An application for the construction of a manufactured home park shall be considered only when its proposed location is within a district zoned to permit this type of use.

F. MANUFACTURED HOME PARK PLAN

1. Manufactured home spaces shall be clearly defined and shall consist of a minimum of Four thousand two hundred (4200) square feet and a width of not less than forty (40) feet measured at right angles from the side lot line of each space when served by public sanitary sewer, and a minimum of forty thousand (40,000) square feet and a width of not less than one hundred (100) feet when not served by public sanitary sewer. The park shall be arranged so that all spaces shall face or abut on a roadway of not less than thirty (30) feet in width, giving easy access from all spaces to a public street. Such roadways shall be paved with asphalt or concrete and maintained in good condition, provided for adequate storm water drainage, said drainage to be determined by the Town Engineer. The roadways shall be well lighted and shall not be obstructed.

2. The park shall be so laid out that no dependent unit shall be further than two hundred (200) feet from the toilets and service building, provided for herein, and walkways to such buildings shall be paved and well lighted.

3. Electrical service to manufactured home spaces shall conform to the regulations set forth in the Wisconsin State Electrical Code, incorporated herein by reference as though in full set forth.

4. All manufactured homes within a manufactured park shall be parked within the designated spaces.

5. For the protection of abutting property owners as well as manufactured homeowners, a fifteen (15) foot buffer strip shall be provided within all property lines of the site. Said buffer strip to be used for the planting of shrubbery and trees and shall be exclusive of the manufactured home spaces. A decorative fence, in accordance with the off-street parking ordinance may, if so desired, be substituted for the rear and interior fifteen (15) foot buffer strip.

6. Each manufactured home space shall provide a front and rear yard setback of ten (10) feet and a side yard setback of twenty (20) feet from any other unit. The above setbacks shall be seeded and landscaped and in no case shall they be used for off-street parking or be occupied by a manufactured home and/or its necessary buildings, except for the following:

a. Structures for utility outlets and garages serving more than one (1) space may be located within the side or rear setback of the common lot line.

b. The hitch used for pulling the manufactured home may protrude into the front yard setback.

7. One (1) off-street parking stall shall be provided within each manufactured home space, said stall to be in accordance with Section G (6).

8. There shall be constructed on each manufactured home space a concrete pad, or its equivalent, as determined by the Town Building Inspector to be used for the accommodation of necessary water and sanitary connections.

9. A minimum of two hundred (200) square feet per manufactured home space, exclusive of the minimum herein provided for individual manufactured home spaces and buffer strip, as indicated in G (5) and (6) above, shall be required for the express purpose of providing open space and recreational area for the residents of the manufactured home park.

10. In no case shall a manufactured home and its accessory buildings occupy more than thirty six (36) percent of a space.

11. All manufactured homes in manufactured home parks shall be skirted, unless the unit is placed within one (1) foot vertically of the stand with soil and other material completely closing such space from view and entry by rodents and vermin. Areas enclosed by such skirting shall be maintained free of rodents and fire hazards.

12. No person shall construct, alter, add to or alter any structure attachment or building in a manufactured home park or in a manufactured home space without a permit from the Town Building Inspector. Construction on or addition or alteration to the exterior of a manufactured

home shall be of the same type of construction and materials as the manufactured home affected. This subsection shall not apply to addition of awnings, antennae or skirting to manufactured homes. Accessory structures on manufactured home spaces shall comply with all setback side yard and rear yard requirements for manufactured home units.

G. SANITARIAN REGULATIONS

All manufactured home parks shall conform to the sanitarian and health regulations as set forth by the State of Wisconsin and Brown County.

H. OPERATION OF MANUFACTURED HOME PARKS: RESPONSIBILITY OF PARK MANAGEMENT

1. In every manufactured home park there shall be located an office of the attendant or person in charge of said park. A copy of the park license and of this Ordinance shall be posted therein and the park register shall at all times be kept in said office.

2. The attendant or person in charge and the park licensee shall operate the park in compliance with this Ordinance and regulations and ordinances of the town and state and their agents or officers and shall have the following duties:

a. Maintain a register of all park occupants, to be open at all times to inspection by state, federal, and municipal officers, which shall show:

1. Names and addresses of all owners and occupants of each manufactured home.
2. Number of children of school age.
3. State of legal residence.
4. Dates of entrance and departure of each manufactured home.

5. Make, model, year, and serial number of license number of each manufactured home and towing or other motor vehicles and state, territory or country issuing such licenses.

6. Place of employment of each occupant, if any.

a. Notify park occupants of the provisions of this Ordinance and inform them of their duties and responsibilities and report promptly to the proper authorities any violations of this Ordinance or any other violations of law which may come to their attention.

b. Notify the health officer immediately of any suspected communicable or contagious disease within the park.

c. Supervise the placement of each manufactured home on its stand which includes securing its stability and installing all utility connections and tiedowns.

d. Maintain park grounds, buildings and structures free of insect and rodent harborage and infestation and accumulations of debris which may provide rodent harborage or breeding places for flies, mosquitoes and other pests.

e. Maintain the park free from growth of noxious weeds.

I. VARIANCES

The requirements of Section G (1), (5), (6), (7), (8), (9), and (10) shall not apply to manufactured home parks existing prior to the adoption of this Ordinance. All provisions of this Ordinance, however, shall apply to additions of new manufactured home parks.