

Chapter 21.56

MOBILE HOME COURT AND TRAILER COURT STANDARDS*

Sections:

21.56.010	Definitions.
21.56.020	Special Permit.
21.56.030	Compliance Certificate.
21.56.040	License.
21.56.050	Mobile Home or Trailer Placement Permit.
21.56.060	Mobile Home or Trailer Stands.
21.56.065	Mobile Home or Trailer Skirting.
21.56.070	Appurtenances, Accessory Buildings, and Community Service Facilities.
21.56.080	Service Buildings; Dependent Trailers.
21.56.090	Positioning of Units.
21.56.100	Repairs and Replacement of Plumbing, Heating, Ventilating, and Cooling and Electrical Equipment.
21.56.110	Miscellaneous Requirements.
21.56.120	Water Supply.
21.56.130	Sanitary Sewer System.
21.56.140	Storm Sewer System.
21.56.150	Electrical System.
21.56.160	Fuel Supply and Storage.
21.56.170	Refuse and Garbage Handling.
21.56.180	Notices and Orders.
21.56.190	Violations and Penalties.

***Editor's Note:** Chapters 5.46 and 5.49 were renumbered to Chapters 21.52 and 21.56, respectively, during the 1991 recodification.

21.56.010 Definitions.

Definitions as used in this chapter shall mean:

Building Official shall mean the Director of Building and Safety or his authorized representative who is the legally designated building authority for the City of Lincoln.

Bureau of Licenses and Permits shall mean the authorized operating staff established under the direction of the Finance Director.

Compliance certificate shall mean a written certification issued by the Building Official that the mobile home court or trailer court has been developed in accordance with the special permit provisions of the City Council resolution for said court.

Fire Official shall mean the legally designated fire authority for the City of Lincoln, Nebraska.

Health Official shall mean the Director of the Lincoln City-Lancaster County Health Department or his authorized representatives.

License shall mean a yearly renewable written permit issued by the Bureau of Licenses and Permits authorizing the mobile home court or trailer court to operate under the provisions of this chapter.

Mobile home shall mean a year-round, transportable structure, which is a single or two-family dwelling suitable for permanent (more than thirty days) living quarters, more than eight feet wide and thirty-two feet in length designed and built to be towed on its own chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities.

Mobile home court shall mean a contiguous parcel of land, under single ownership, containing ten acres or more, which has been developed for the placement of mobile homes and approved by special permit of the City Council and is owned by an individual, firm, partnership, or corporation duly licensed by the City of Lincoln.

Mobile home or trailer placement permit shall mean a permit issued by the Building Official indicating that the individual mobile home or trailer is placed on the mobile home space in accordance with the special permit for said court and that proper hookups to utilities have been accomplished.

Mobile home space shall mean a parcel of land for the placement of a single mobile home and reserved for the exclusive use of its occupants.

Mobile home or trailer stand shall mean that portion of a mobile home or trailer space with provisions for placing a mobile home or trailer or appurtenant structures thereto onto a foundation system, to minimize frost action and resist horizontal wind pressure of twenty-five pounds per square foot minimum and one and one-fourth times this pressure for up-lift, or upon a surface foundation system designed to resist the same forces.

Service building shall mean a structure housing toilet and lavatory facilities for each sex, or maintenance, storage, washing and drying facilities, or other facilities for the use of the mobile home or trailer court occupants provided or required by this chapter.

Skirting shall mean any rigid opaque material which does not create a fire hazard, mounted continuously around the perimeter of a mobile home or trailer, and extending downward from the lower edge of the mobile home or trailer to the ground surface directly below.

Trailer shall mean a transportable structure which may be a single family dwelling unit which has a built-in flush toilet, bath or shower and kitchen facilities and is suitable for recreational, vacation or travel purposes, and which is not more than eight feet in width, nor more than thirty-two feet in length including hitch; provided the length shall not apply if the gross weight does not exceed 4,500 pounds.

Trailer court shall mean a contiguous parcel of land, under single ownership, upon which two or more trailers or mobile homes are located and occupied for dwelling or sleeping purposes and which have received a special permit for their location from the City Council or are duly recognized by the city as legal nonconforming uses as described in the zoning ordinance.

Trailerspace shall mean a parcel of land for the placement of a single trailer or mobile home and reserved for the exclusive use of its occupants.

Travel trailer or recreational trailer shall mean a vehicular, portable structure built on a chassis designed to be used as a temporary dwelling for travel, recreational, and vacation use and is permanently identified Travel Trailer by the manufacturer on the trailer. When factory equipped for the road, it has a body width not exceeding eight feet, and body length not exceeding forty feet.

Zoning ordinance shall mean Title 27 of the Lincoln Municipal Code. (Ord. 14837 §7; February 29, 1988; prior Ord. 12065 §5; August 8, 1977: Ord. 11755 §1; August 16, 1976: Ord. 10875 §1; July 30, 1973).

21.56.020 Special Permit.

It shall be unlawful to construct, maintain or operate any mobile home court or trailer court within the jurisdictional limits of the City of Lincoln unless the person, firm or corporation operating such court shall have obtained a special permit to so operate from the City Council or is duly recognized and properly licensed as a nonconforming use by the City of Lincoln.

Presently licensed trailer courts and mobile home courts, as of the effective date of this ordinance, may continue their operation provided they meet the court development standards herein provided and further that they fully comply with the mobile home or trailer stand requirements of this chapter. Individual mobile homes or trailers not complying with property foundation systems shall be given a maximum of twenty-four months from the effective date of this ordinance in which to reach compliance, otherwise the operation of the mobile home court or trailer court shall be declared invalid and the court shall be vacated within ninety days from written notice of such violation from the Building Official. (Ord. 10875 §2; July 30, 1973).

21.56.030 Compliance Certificate.

All mobile home courts or trailer courts shall be required to receive and display in the court office a compliance certificate issued by the Building Official. Such certificate may be issued if all conditions of the special permit by the City Council have been complied with in the construction of the mobile home court or trailer court. Such compliance certificate shall remain valid and in full force and effect upon the issuance and subsequent renewal thereof of a license to operate by the bureau of licenses and permits of the City of Lincoln.

Legal, nonconforming trailer courts may receive such compliance certificate provided they are constructed in accordance with the court requirements described herein.

A fee in the amount of ten dollars shall be paid to the Building Official with each application for compliance certificate.

In the event the license to operate a mobile home court or trailer court is revoked, the compliance certificate for said court shall be automatically null and void. Operation, maintenance or alteration of said court is prohibited until application and issuance of a new compliance certificate is accomplished.

All existing mobile home courts or trailer courts and all new mobile home courts established after the effective date of this ordinance may be required to have a perimeter survey when the perimeters of the court cannot be correlated to the description contained in the court's special permit legal description of said court accomplished by a Nebraska licensed surveyor who shall provide survey monuments at all corners and change of direction of the court property lines. Intermediate survey monuments may be require by the Building Official on perimeter lot lines to correct sight difficulties from survey monument to survey monument due to terrain obstructions or grade differential. All survey monuments shall be iron pipe of a

minimum diameter of three-quarters inch or one-half inch rebar at least twenty-four inches into the ground and initially flagged. The survey monuments shall be maintained by the court licensee such that by magnetic detecting device they may be verified by the Building Official at any time subsequent to initial inspection. (Ord. 10875 §3; July 30, 1973).

21.56.040 License.

It shall be unlawful for any person, firm or corporation to operate any mobile home court or trailer court within the jurisdictional limits of the City of Lincoln unless a valid annual license shall be issued for such court operation by the bureau of licenses and permits.

Application for license and license renewal shall be made in writing to the Bureau of Licenses and Permits on a form furnished by them for such purpose and accompanied by a fee payable to said bureau in the amount of twenty-five dollars per court.

Renewal of licenses shall be applied for within ten days of the anniversary date of the original issuance of the mobile home court or trailer court license.

A license may be revoked as hereinafter described or renewal of a license refused if there are any written orders of noncompliance at the time of application for renewal with any of the provisions of this chapter or any other pertinent provisions of the Lincoln Municipal Code issued by the Building Official, Health Official or Fire Official of the City of Lincoln.

Every mobile home court or trailer court licensee shall give notice in writing to the Bureau of Licenses and Permits within thirty days after having sold, transferred, given away, or otherwise disposed of interest in or control of the mobile home court or trailer court. Such notice shall include the name and address of the person, firm or corporation succeeding to the ownership or control of the mobile home court or trailer court. Upon application in writing for transfer of the license accompanied by a fee in the amount of ten dollars, the license may be transferred if the court is in compliance with the provisions of this chapter and all other pertinent laws and regulations. (Ord. 10875 §4, July 30, 1973).

21.56.050 Mobile Home or Trailer Placement Permit.

It shall be the duty of every mobile home owner to have an application for a mobile home or trailer placement permit filed with the Building Official within three days from the date of placement of the mobile home or trailer in a licensed court. The Building Official shall cause an inspection of the mobile home or trailer to be made to verify compliance of the unit's placement with the provisions of this chapter dealing with proper spacing, blocking, utility hookups, and skirting of the mobile home or trailer unit.

It shall be the responsibility of every mobile home court licensee or trailer court licensee to give to every mobile home owner desiring to place his unit in said licensee's court an application for a placement permit, which application shall be in triplicate and contain the necessary information for electrical and plumbing installations. The court licensee shall obtain two completed copies of said application form and shall send one to the office of the Building Official and shall retain the second copy; the mobile home owner shall have the responsibility of filing the original copy of said application with the Building Official and shall pay all fees at that time. All fees collected by the Building Official shall be deposited to the General Fund of the City of Lincoln. The fee schedule shall be as follows:

For each mobile home or trailer placement permit	\$5.00
For each individual mobile home unit or trailer unit hookup to sewer riser pipe	\$1.50
For each individual mobile home unit or trailer unit hookup to water riser pipe	\$1.50
Reinspection fee (wrong address, hookups that do not pass inspection, work not complete, inaccessibility of hookups)	\$2.00

The application for a placement permit shall be on a form furnished by the Building Official and shall indicate:

- (a) The name or names of the occupant and/or owner of the mobile home or trailer;
- (b) The year, make, model, serial number and size of the mobile home or trailer;
- (c) The state and county issuing the mobile home or trailer license;
- (d) Give such other information as called for in this section and as reasonably may be required

by the Building Official.

It shall be unlawful to allow any mobile home or trailer to be occupied in a mobile home court or trailer court unless the unit is situated on a mobile home space or trailer space and a placement permit duly applied for and issued as herein provided.

Trailer courts which have certain overnight trailer spaces set aside for use by trailers, travel trailers or recreational trailers shall not require placement permits as provided herein but shall be permitted high-pressure hose attachment to water service and flexible sewer hose with supports to sewer service; provided, the trailer, travel trailer, or recreational trailer is not parked in the overnight trailer space for more than forty-five days. In the event that trailers, travel trailers or recreational trailers are parked in the trailer court for more than seven days, notice of the same shall be given to the Building Official describing the trailer spaces so occupied and the date of initial occupancy. (Ord. 11247 §1; December 9, 1974; prior Ord. 10875 §5; July 30, 1973).

21.56.060 Mobile Home or Trailer Stands.

The area of the mobile home or trailer stand shall be improved to provide an adequate and approved foundation for the placement of the mobile home or trailer, thereby positioning the superstructure against uplift, sliding, rotation or overturning.

The mobile home or trailer stand shall be on basically incombustible materials and shall not shift or settle unevenly under the weight of the mobile home or trailer due to frost action, inadequate drainage, vibration, or other forces acting upon the superstructure. The mobile home or trailer stand may be provided by means of a solid concrete footer block (16"x16"x4" minimum) placed on solid uniform soil upon which are placed and centered standard concrete blocks, one on top of another, with cells placed vertically. A solid four-inch concrete cap covering the concrete blocks shall be provided as the bearing area to be positioned directly beneath the steel frame of the mobile home or trailer. Such blocking shall be provided upon which shall be placed a wooden spacer and wooden shims along the full length of the mobile home

or trailer unit, spaced not more than ten feet apart, and not more than five feet from the ends of the unit. (Ord. 11755 §2; August 16, 1976: prior Ord. 10875 §6; July 30, 1973).

21.56.065 Mobile Home or Trailer Skirting.

The skirting of all mobile homes and trailers is required. Such skirting shall be installed within sixty days of the date of placement of a mobile home or trailer in a licensed court.

(a) Skirting installed on a mobile home or trailer shall be adequately secured at the top and bottom to resist wind pressure of fifteen pounds per square foot.

(b) Skirting shall be provided with removable or hinged access panels sufficient to provide easy access to all utility connection points of the mobile home or trailer and its subsequent connection to the utility risers if they are located within the skirted area.

(c) The skirted area shall be ventilated by no less than two openings in the skirting, each providing a minimum ventilating area of not less than fifty square inches, installed so as to provide adequate cross-ventilation. Such openings shall be covered with corrosion-resistant wire mesh not less than one-fourth inch nor more than one-half inch in any dimension or a corrosion-resistant louver.

(d) Skirting for trailers, travel trailers, or recreational trailers shall not be required provided the trailer, travel trailer, or recreational trailer is not used for year-round living or is not parked on said space for more than ninety consecutive days. (Ord. 11755 §3; August 16, 1976).

21.56.070 Appurtenances, Accessory Buildings and Community Service Facilities.

All appurtenances, accessory buildings and community service facilities shall be designed and constructed under proper permit issued by the Building Official in accordance with appropriate provisions of the building code, electrical code, plumbing code, and heating code of the City of Lincoln.

An open, unenclosed covered patio or carport of noncombustible construction may project into the required open space between mobile homes or trailers for a distance not to exceed ten feet, provided that such projection shall be distant at least three feet from another mobile home or trailer or any appurtenance thereto.

An open, unenclosed covered patio or carport of combustible construction may project into the required open space between mobile homes or trailers for a distance not to exceed ten feet, provided that such projections shall be at least ten feet from another mobile home or trailer or any appurtenance thereto.

An enclosed vestibule containing not more than twenty-five square feet in area may project into the required open space between mobile homes or trailers for a distance not to exceed four feet. (Ord. 16577 §1; March 21, 1994: prior Ord. 16146 §1; July 6, 1992: Ord. 10875 §7; July 30, 1973).

21.56.080 Service Buildings; Dependent Trailers.

Trailer courts that accommodate dependent trailers which for the purposes of this section, a dependent trailer means a trailer which does not have a built-in flush toilet and bathtub or shower facility, shall provide at least the following minimum facilities within a service building:

(a) For one to ten dependent trailer spaces, two flush-type toilets and two lavatories, and one shower or bathtub for females, one flush-type toilet, one urinal, one lavatory, and one shower or bathtub for males; one slop-water closet in a separate room or the service building with a single direct opening to the outside for emptying containers of human excreta, with an adequate supply of hot and cold running water for cleaning such containers.

(b) For more than ten dependent trailers spaces, the following additional fixtures shall be provided one lavatory and one shower or bathtub for each sex for each additional ten dependent trailer spaces or fraction thereof; one water closet for females for each additional ten dependent trailer spaces or fraction thereof; one water closet for males for each additional fifteen dependent trailer spaces or fraction thereof. Urinals may be substituted for not more than one-third of the additional water closets required under this paragraph.

(c) Laundry facilities shall be provided in the ratio of at least one clothes washing machine and one laundry tray to every thirty dependent trailer spaces, and shall be in a separate room of the service building, or in a separate building.

(d) Outdoor clothes drying racks or mechanical drying facilities in the service building shall be available for all dependent trailer spaces.

All dependent trailer spaces shall be not more than 200 feet from a service building. (Ord. 10875 §8; July 30, 1973).

21.56.090 Positioning of Units.

All mobile home units or trailer units shall be positioned on the mobile home space or trailer space in compliance with the requirements of the special permit provisions granted by the City Council or in accordance with the zoning requirements at the time of establishment of the mobile home court or trailer court as follows:

(a) In trailer courts constructed prior to November 17, 1953, a distance of at least ten feet shall be maintained between mobile homes or trailers and between mobile homes or trailers and buildings placed side by side longitudinally and not less than six feet shall be maintained end to end between mobile homes or trailers.

(b) In trailer courts constructed from November 17, 1953, to November 24, 1969, a distance of at least fifteen feet shall be maintained between mobile homes or trailers and between mobile homes or trailers and buildings placed side by side longitudinally, and not less than ten feet shall be maintained end to end between mobile homes or trailers.

(c) In mobile home courts constructed after November 24, 1969, a distance of at least twenty-five feet shall be maintained between mobile homes or trailers, and between mobile homes or trailers and buildings in all horizontal directions, unless specifically adjusted by the City Council upon specific request due to special circumstances as provided in the zoning ordinance. (Ord. 10875 §9; July 30, 1973).

21.56.100 Repairs and Replacement of Plumbing, Heating, Ventilating, and Cooling, and Electrical Equipment.

All repairs, replacements and the new installation of plumbing, heating, ventilating, and cooling and electrical equipment for accessory buildings, community service facilities or other buildings, and mobile homes and trailers and appurtenances thereto shall be made only by duly registered plumbing, heating, ventilating, and cooling and electrical contractors. Repairs, and repairs and replacement under warranty of plumbing, heating, ventilating, and cooling and electrical equipment of mobile homes or trailers shall be made by either said duly registered contractors or by approved mobile home equipment contractors.

Approved mobile home equipment contractor shall mean and include any person, firm or corporation, who shall be approved by the Building Official as qualified and knowledgeable by experience in new installations or the repair or replacement of mobile home or trailer plumbing, heating, ventilating, and

cooling or electrical equipment. The Building Official shall evaluate all relevant information concerning the mobile home equipment contractor, including his financial responsibility and competency in performing the work, before placing said contractor on the approved list. A current list of said contractors shall be maintained in the office of the Building Official. Failure to comply with any provisions of this chapter shall be justification for removal of the approved mobile home equipment contractor from the approved list. Nothing herein shall be deemed to waive the requirement that approved mobile home equipment contractors or others performing the work herein described shall obtain the necessary permits as required by the plumbing, heating, ventilating and cooling and electrical codes; and all provisions of said codes shall at all times be applicable, except as they are in conflict with applicable state statutes and standards. (Ord. 13154 §1; June 22, 1981; prior Ord. 10875 §10; July 30, 1973).

21.56.110 Miscellaneous Requirements.

(a) Responsibilities of the court management. The person, firm, or corporation to whom a license is issued to operate the mobile home court or trailer court shall operate said court in strict compliance with the provisions of this chapter and of the special permit provisions of the City Council and shall provide adequate supervision to maintain the court, its related facilities, roadways, walkways, open spaces, utilities and equipment in good repair and in a clean and sanitary condition.

Said licensee shall be responsible to see that all plumbing, heating, and electrical connections, alterations and additions comply with the requirements of this chapter. No structural additions of any kind shall be constructed, or become any part of a mobile home, trailer, accessory building or service facility until it meets the approval of the Building Official and is constructed under proper permit issued by the Building Official.

The court licensee shall supervise the placement of each mobile home unit or trailer unit upon its stand and shall be responsible for insuring its compliance with an approved foundation system and notification to the Building Official when new units are placed.

(b) Responsibilities of court occupants. The occupants of any mobile home or trailer shall comply with all applicable requirements of this chapter and shall maintain his mobile home space or trailer space, its facilities and equipment in good repair and in a clean and sanitary condition.

The occupants of any mobile home or trailer shall be responsible to see that all plumbing, heating, cooling and electrical connections, alterations and additions comply with the requirements of this chapter. No structural additions of any kind shall be constructed, or become any part of a mobile home, trailer, accessory building or service facility until it meets the approval of the Building Official and is constructed under proper permit issued by the Building Official.

The mobile home or trailer occupant may be served with notices of noncompliance together with the court licensee. (Ord. 10875 §11; July 30, 1973).

21.56.120 Water Supply.

Each mobile home space or trailer space shall be provided a water system that connects each space with the city water supply, and all accessory buildings, appurtenances and community service facilities requiring water shall be connected with the city water supply, if such supply is available. The city water distribution system shall, for the purposes of this chapter, be considered available when a water distribution main is located within 300 feet of any part of the premises on which water is required. If the city system is not available, an approved private water system may be used.

The placement of all water mains, water supply piping and water service riser piping shall be installed in compliance with the Lincoln plumbing code. (Ord. 11304 §1; March 24, 1975; prior Ord. 10875 §12; July 30, 1973).

21.56.130 Sanitary Sewer System.

Each mobile home space or trailer space shall be provided with a sanitary sewer system that connects each space with the city sanitary sewer. All accessory buildings, appurtenances and community service facilities discharging sanitary sewage shall connect with the city sanitary sewer system or approved private sanitary sewer system. The placement of all sanitary sewer mains, all house sewers and sanitary sewer service riser piping shall be installed in compliance with the Lincoln Plumbing Code. (Ord. 10875 §13; July 30, 1973).

21.56.140 Storm Sewer System.

A storm sewer system shall be provided in accordance with the special permit provisions of the City Council. Storm sewer systems shall be enclosed unless developed under the community unit plan with adequate open space for the open channel and maintenance of the channel as provided to prevent erosion. A low flow liner in the channel may be required by the city in conformance with the storm sewer design criteria. (Ord. 10875 §14; July 30, 1973).

21.56.150 Electrical System.

Each mobile home court or trailer court shall contain an electrical wiring system consisting of wiring, fixtures, equipment and appurtenances which shall be installed and maintained in accordance with the Lincoln Electrical Code.

Illumination of roadways and walkways shall be provided and be equivalent to the requirements of the Lincoln Municipal Code for residential areas.

(a) Power distribution lines. Main power lines not located underground shall be suspended at least eighteen feet above ground. There shall be a minimum horizontal clearance of three feet between overhead wiring and any mobile home or trailer.

All direct burial conductors or cable shall be buried at least thirty inches below the ground surface and shall be insulated and specially designed for the purpose. Such conductors shall be located not less than one foot radial distance from water, sewer, gas, or communication lines.

(b) Individual electrical connections. Each mobile home space or trailer space shall be provided with an approved disconnecting device and overcurrent protective equipment. The minimum service per outlet shall be 120/140 volts AC, fifty amperes.

Outlet receptacles at each mobile home space or trailer space shall be located not more than twenty-five feet from the overcurrent protective devices in the mobile home or trailer, unless extended by conduit and specifically approved by the Building Official, and a three pole, four wire grounding type shall be used. Receptacles shall be of weatherproof construction and configurations in accordance with ANSI C73.17-1966.

The mobile home or trailer shall be connected to the outlet receptacle by an approved type of flexible cable with connectors and a male attachment plug.

Where the calculated load of the mobile home or trailer is more than fifty amperes, either a second or third outlet receptacle shall be installed or electrical service shall be provided by means of permanently installed conductors.

(c) Required grounding. All exposed noncurrent carrying metal parts of mobile homes or trailers and all other equipment shall be grounded by means of an approved grounding conductor with branch circuit conductors or other approved method of grounding metallic wiring. The neutral conductor shall not be used as an equipment ground for mobile homes, trailers or other equipment (Ord. 10875 §15; July 30, 1973).

21.56.160 Fuel Supply and Storage.

(a) Natural Gas System. Natural gas piping systems shall be installed and maintained in accordance with the franchised natural gas utility regulations. Each mobile home space or trailer space provided with piped natural gas shall have an approved manual shut-off valve installed upstream from the gas outlet. The outlet shall be equipped with an approved cap to prevent accidental discharge of gas when the outlet is not in use.

(b) Liquefied Petroleum Gas Systems. Liquefied petroleum gas systems shall be installed and maintained in accordance with applicable codes and regulations governing such installations.

Systems shall be provided with safety devices to relieve excessive pressures and shall be arranged so that the discharge terminates at a safe location.

Systems shall have at least one accessible means for shutting off gas. Such means shall be located outside the mobile home or trailer and shall be maintained in effective operating condition.

All LPG piping outside of the mobile home or trailer shall be well supported and protected against mechanical damage. Undiluted liquefied petroleum gas in liquor form shall not be conveyed through piping equipment and systems in the mobile home or trailer.

Liquefied petroleum gas containers installed on a mobile home space or trailer space shall be securely but not permanently fastened to prevent accidental over-turning.

No liquefied petroleum gas vessel shall be stored or located inside or beneath any storage cabinet, carport, mobile home, trailer or any other structure unless such installations are approved by the Fire Official.

(c) Fuel Oil Systems. All fuel oil systems shall be installed and maintained in accordance with applicable codes and regulations governing such systems.

All piping from outside fuel storage tanks or cylinders to mobile homes or trailers shall be permanently installed and securely fastened in place.

All fuel oil storage tanks or cylinders shall be securely fastened in place and shall not be located inside or beneath any mobile home or trailer or less than five feet from any mobile home or trailer exit.

Storage tanks located in areas subject to traffic shall be protected against physical damage. (Ord. 10875 §16; July 30, 1973).

21.56.170 Refuse and Garbage Handling.

Refuse and garbage shall be removed from the mobile home court or trailer court premises at least twice weekly, except that refuse and garbage may be removed just once weekly when the owner, agent, or manager having charge of the mobile home court or trailer court furnishes each mobile home or trailer

within the court a front- and/or rear-loading bulk container or poly-kart, roll-out, or toter exceeding 90 gallons in capacity for the purpose of receiving solid waste from such mobile home or trailer. Where suitable refuse and garbage removal service is not available, the court licensee shall provide such service and the removal and disposition shall conform to requirements in the Lincoln Municipal Code.

Refuse and garbage containers shall comply with the requirements of the Lincoln Municipal Code. (Ord. 17737 §1; October 2, 2000; prior Ord. 10875 §17; July 30, 1973).

21.56.180 Notice and Orders.

Whenever the Building Official determines that there has been a violation of this chapter, or has reasonable grounds to believe that there is or has been a violation of any provisions of this chapter, he shall give notice of such alleged violation to the person, firm or corporation to whom the mobile home court or trailer court license was issued as hereinafter provided. Such notice shall:

- (a) Be in writing;
- (b) Specify in detail the alleged violation;
- (c) Specify a reasonable time (but generally not less than thirty days) for the performance of any act it requires;
- (d) Contain an outline of remedial action, which if taken will effect compliance with the provisions of this chapter;
- (e) Be served upon the licensee, provided that such notice shall have been properly served when a copy thereof has been sent by registered mail to the last known address of licensee, or when same has been served by any other method authorized by the laws of the state of Nebraska.

At the end of such period specified for compliance the Building Official shall inspect the mobile home court or trailer court and if the alleged violations have not been corrected, the bureau of licenses and permits shall remove the license and shall give notice in writing of such revocation to the person, firm or corporation to whom the license is issued. Upon receipt of such notice or revocation, the licensee shall cease operation of such mobile home court or trailer court.

Whenever the Building Official finds an emergency exists which requires immediate action to protect the public health, safety and welfare, he may issue an order reciting the existence of such emergency and take action as he may deem necessary to meet the emergency. Notwithstanding any other provisions of this chapter, such order shall be effective immediately. (Ord. 10875 §18; July 30, 1973).

21.56.190 Violations and Penalties.

Any person, firm, or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this chapter is committed, continued, or permitted and upon conviction of any such violation such person shall be punishable by imprisonment in the county jail for a period not to exceed six months, or by a fine not to exceed \$500.00 recoverable with costs, or both, except that each person so convicted shall be fined in a sum of not less than \$200.00 for the first offense, not less than \$250.00 for the second offense, and not less than \$300.00 for the third offense and each offense thereafter. Each day a violation of any provision of this chapter continues to exist shall constitute a separate offense. (Ord. 16955 §11; March 18, 1995; prior Ord. 10875 §19; July 30, 1973).