

CHAPTER 145

MOBILE HOMES AND MOBILE HOME PARKS

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145.01 POLICY AND PURPOSE. In order to promote and protect the health, safety and general welfare of the residents of the City, it is hereby declared to be the policy of the City to strictly regulate the presence and use of mobile homes, recreational vehicles and similar relocatable dwellings so that their presence and use shall not devalue surrounding permanent residences or be unsightly to their neighborhood or to the City as a whole and to ensure that the occupants of mobile homes will have safe, sanitary and modern living facilities, and it is the purpose of this chapter to provide rules and regulations and penalties to implement such policy.

145.02 DEFINITIONS. For use in this chapter, the following terms are defined:

1. “Accessory use” means a use incidental to the primary use of a mobile home park, such as a direct service facility building, park management building, maintenance building, community building or other use of a similar nature.
2. “Agricultural equipment” means a vehicle or special mobile equipment manufactured, designed or reconstructed for agricultural purposes and further designed to permit use on the roadway, except for incidental uses, exclusively used in the conduct of agricultural operations.
3. “Appurtenance” means any attached or detached addition to a mobile home, situated on the mobile home lot for the use of its occupants, such as a carport, garage, porch, entry or lawn building.
4. “Board” means the Board of Adjustment created under the provisions of the Zoning Ordinance.
5. “Commission” means the Planning and Zoning Commission of the City.
6. “Common area” means any area or space designed for joint use of tenants occupying mobile home parks.
7. “Developer” means any person developing or proposing to develop a tract of land so as to constitute a mobile home park and including any agent of the developer.
8. “Manufactured home” means a factory-built structure, built under the authority of 42 U.S.C. Sec. 5403, which was constructed on or after June 15, 1976, and is required by Federal law to display a seal from the United States Department of Housing and Urban Development.
9. “Mobile home” means any vehicle without motive power used or so manufactured or constructed as to permit its being used as a conveyance upon the public streets and highways and so designed, constructed or reconstructed as will permit the vehicle to be used as a place for human habitation by one or more persons; but also

includes any such vehicle with motive power not registered as a motor vehicle in Iowa. A mobile home means any such vehicle built before June 15, 1976, which was not built to a mandatory building code and which contains no State or Federal seals.

10. "Mobile home lot" means a parcel of land for placement of a single mobile home and the exclusive use of its occupants.

11. "Mobile home park" means any site, lot, field or tract of land upon which three (3) or more mobile homes or manufactured homes, or a combination of any of these homes, are placed on developed spaces and operated as a for-profit enterprise with water, sewer or septic, and electrical services available. The term "mobile home park" is not to be construed to include mobile homes, buildings, tents or other structures temporarily maintained by any individual, educational institution or company on their own premises and used exclusively to house their own labor or students. The mobile home park shall meet the requirements of any zoning regulations that are in effect.

12. "Mobile home stand" means that part of a mobile home lot which has been reserved for placement of a mobile home and any appurtenances thereto.

13. "Motor home" means a self-propelled vehicle designed and constructed for recreational habitation.

14. "Recreational vehicle" means any vehicle designed for recreational habitation, whether self-propelled, towable or mountable, including a motor home, travel trailer, pickup camper and foldout camper, but not including a mobile home.

15. "Skirting" means the materials and construction around the perimeter of a mobile home between the bottom of the finished side and the grade level of the mobile home stand.

16. "Travel trailer" means a towed structure on a chassis designed to be used for recreational habitation.

17. "Zoning Officer" means the Zoning Administrative Officer referred to in the Zoning Ordinance.

145.03 PLACEMENT OF MOBILE HOMES.

1. It is unlawful to place, locate, occupy or otherwise use a mobile home within the corporate limits of the City except as follows:

A. In a mobile home sales lot for display, sale, repair or use as a sales office, but not for use as a residence.

B. In a mobile home park established and operated in compliance with the provisions of this chapter.

2. A manufactured home may be located outside of a mobile home park, provided the manufactured home is converted to real estate under the provisions of Section 435.26 of the *Code of Iowa* and meets the minimum front, rear and side yard requirements and all other area, yard and location requirements of a site-built home on the lot in its residential or other permitted zone. Such manufactured home shall be placed on a permanent full foundation of solid concrete blocks set in mortar, on a poured concrete foundation or a pier footing foundation. The footings shall be at least below the frost line and twelve (12) inches below the top of undisturbed earth unless piling is required, in accordance with the Building Code of the City. If there is no provision in such Code, the frost line shall be deemed to be four and one-half (4½) feet below final

finish grade at the foundation and any backfill shall be properly compacted to prevent excessive frost penetration. Footings shall meet the requirements for thickness and width required by the Building Code or be at least twelve (12) inches wide and six (6) inches thick if there are no provisions in such Code. The home shall be firmly anchored to the foundation in accordance with accepted practice in lieu of tie-downs. A permanent type skirting material compatible with the design and color of the manufactured home shall be installed to provide substantial resistance to heavy winds. Skirting shall be maintained in an attractive manner consistent with the exterior of the manufactured home to preserve the appearance of the manufactured home. Sufficient screened ventilating area shall be installed in the skirting to supply the combustion requirements of heating units and ventilating of the manufactured home. Provisions shall be made for easy removal of a section large enough to permit access for inspection of the enclosed area under the manufactured home and for repair of sewer, water and utility connections.

3. A mobile home not in place outside a mobile home park on December 3, 1984, and not complying with the standards required for mobile homes since July, 1976, under the State Building Code, shall not be permitted to be converted to real estate under Section 435.26 of the *Code of Iowa*. Only those homes complying with the standards of safety and construction required since 1976, with a medallion and certificate of compliance, may be placed outside a mobile home park after December 3, 1984.

145.04 USE OF RECREATIONAL VEHICLES. It is unlawful to use for human habitation any recreational vehicle within the corporate limits of the City except when the same is parked upon private property for not more than seventy-two (72) consecutive hours and occupied by the owner of said property, said owner's relatives or friends except when the same is parked in a transient recreational vehicle park existing within the City limits.

145.05 VEHICLES AND EQUIPMENT OUTSIDE. No recreational vehicle or agricultural equipment shall be stored in the front yard of any improved property zoned "R-1" or "R-2" or on the front half of any unimproved property so zoned. On a corner lot, no recreational vehicle or agricultural equipment shall be stored in the front and side yards.

145.06 PERMIT. It is unlawful for any person to operate a mobile home park within the corporate limits of the City without first obtaining a permit therefor. No person shall be allowed to make application for a mobile home park permit without first having the master plan for such mobile home park approved as provided in this chapter. Application for a permit shall be made in writing to the Zoning Officer on forms provided by the Zoning Officer and shall be accompanied by a fee equal to \$1.00 for each mobile home lot in such park, with a minimum fee of \$35.00. After receipt of an application and the proper fee, the Zoning Officer shall present the same to the Council at its next regular meeting. If the Council is satisfied that all of the applicable rules and regulations of this chapter have been complied with, the Council shall order the Zoning Officer to issue a permit for said park.

145.07 ENFORCEMENT. The Zoning Officer shall act as the enforcing agent for this chapter and shall make such inspections of any mobile home park as are necessary to determine continuing satisfactory compliance with all of the requirements of this chapter. The Zoning Officer shall have the power to enter at reasonable times upon the public and private grounds in any mobile home park for the purpose of inspecting and investigating to determine compliance with this chapter. It is the duty of every resident of a mobile home park to give the management thereof access to any part of such park at reasonable times for the purpose of making such

improvements, repairs or alterations as are necessary to effect compliance with this chapter. The Zoning Officer shall notify the operator of any mobile home park of any violations of this chapter, which notification shall be in writing and shall state the violations, state in general the remedial action necessary to effect compliance, and set a specific date by which compliance shall be made.

145.08 HEARING AND REVOCATION. Any person affected by any compliance notice issued under the provisions of the preceding section may, within three (3) days after issuance of such notice, file a written request with the Clerk for hearing before the Council, and such hearing shall be held at the Council's next regular meeting, or at a special meeting called for that purpose and held before the next regular Council meeting. After such hearing the Council shall issue an order sustaining, modifying or withdrawing the compliance notice. Upon failure to comply with any notice given under the provisions of the preceding section, and as modified by the Council after hearing, the permit of the mobile home park shall be revoked by the Council. Upon such revocation the Council shall cause to be served, in the manner of service of original notices as provided by the Iowa Rules of Civil Procedure, upon the mobile home park operator and upon the owner and/or occupant of each mobile home in such park, a notice of revocation, which notice shall recite the fact of revocation and shall require all occupants of said park to move and vacate the park premises within thirty (30) days after service of notice. Any person failing to comply with such notice shall be subject to fine and/or jail sentence as provided by this Code of Ordinances and each day of noncompliance shall constitute a separate offense.

145.09 MASTER PLAN. No mobile home park shall be permitted to be established without a master plan therefor being first approved as in this section provided.

1. The master plan shall consist of a plat and required schedule to show the proposed site, drawn to a scale of not less than two inches equal to one hundred feet (2" = 100'); the park boundaries; mobile home lot locations; street locations; entrances, mobile home stands; play areas; common spaces; walks; utilities, including electricity, gas, water, sanitary and storm sewer systems; location and identification of all uses; the names and addresses of the park land owners and the developers; the legal description of the park land and such other data necessary to give a full, complete and accurate description of the proposed park.
2. The minimum area to be covered by a master plan for the original establishment of a mobile home park shall be five (5) acres and all land shall be proposed to be developed and none shall be "reserved."
3. No land within the park shall be used or proposed to be used for any purpose other than residential mobile home and accessory uses and for the safety and convenience of mobile home occupants.
4. The actual physical development of the park may be accomplished in stages as approved by the Commission; however, each stage shall contain a minimum of fifteen (15) mobile home lots with necessary utility services to each lot and with a street in front of each lot.
5. The minimum dimensions for each individual mobile home lot shall be a fifty-foot (50') width and a lot area of five thousand (5,000) square feet for use by mobile homes eighteen (18) feet or less in width and a sixty-foot (60') width and a lot area of six thousand (6,000) square feet for use by all other mobile homes.

6. Mobile home stands and appurtenances shall be so located on each mobile home lot so as to provide a minimum front yard depth of twenty-five (25) feet and a minimum side yard of five (5) feet.
7. If land is to be developed for accessory use, such as recreational areas, laundromats, etc., the master plan shall describe in detail such accessory uses including any proposed improvements to be placed thereon and set a date by which the use will be available to park occupants.
8. A non-use buffer zone, a minimum of twenty-four (24) feet in width, shall be required between the lot boundaries of perimeter lots and the park boundaries, except that a street may be used in lieu thereof, but no parking shall be allowed on the side of the street contiguous to the park boundary.
9. All streets within the park, whether public or private, shall be either twenty-four (24) feet wide or thirty-one (31) feet wide, curb back to curb back. Except as provided in subsection 8 of this section, parking shall be allowed only on one side of a twenty-four-foot (24') street and on both sides of a thirty-one-foot (31') street. No dead-end streets of more than three hundred (300) feet in length shall be permitted and all dead-end streets of two hundred (200) feet or more in length shall end in a circular turn-around with a minimum 100-foot diameter. Streets within the park shall have at least two (2) accesses to non-park public streets, which accesses shall be at least two hundred forty (240) feet apart. The speed limit on all streets within the park shall be fifteen (15) miles per hour and all streets shall be so posted. "No Parking" signs shall also be erected as required. A street lighting system shall be required to provide safe and adequate lighting for all persons and vehicles using the park streets.
10. Streets within the park may be public streets, in which case the same shall be constructed and otherwise conform to the requirements of the City and shall be dedicated to the City for public use, subject to acceptance by the Council.
11. Streets within the park may be private and remain owned by the park owner, in which case the same shall be constructed in an approved manner with approved surfacing materials with approved curbs to provide adequate drainage, shall be maintained free from cracks, holes and other hazards and have a hard, smooth, dust-free surface. Detailed plans for private street construction shall be submitted as part of the master plan.
12. After approval of the master plan, the developer shall cause the boundaries thereof and the streets, common areas, mobile home lots and other areas within the park to be staked on the ground by an Iowa registered land surveyor and the limits of each of such areas shall be clearly marked by permanent steel or iron rods driven into the ground with the top of said rods flush with the finished lot grade and upon completion of a plat certified by the surveyor showing the stakes so set shall be filed with the Zoning Officer.
13. The area of the mobile home stand shall provide an adequate base for the placement and anchoring of the mobile home to secure the superstructure against uplift, sliding, rotation and overturning. The mobile home stand shall be constructed so that it will not shift or settle unevenly under the weight of the mobile home due to inadequate drainage, vibration or other forces acting on the superstructure. All mobile homes shall be fully skirted and securely anchored to their stand.
14. One permanent, low-illuminated identification sign may be permitted at any entrance to a mobile home park. Such sign shall be of ornamental metal, stone,

masonry, wood or other permanent material, and shall indicate only the name of the mobile home park. The sign shall not exceed sixteen (16) square feet in surface area.

15. An adequate and safe water supply system shall be provided to serve all mobile home lots and other uses within the mobile home park and the same shall be constructed and maintained in accordance with State and local laws and the main water supply shall be connected to the City water system.

16. Fire hydrants shall be installed within the mobile home park at locations determined by the Commission and shall be connected to the public water system.

17. An adequate and safe sewage system shall be provided in all mobile home parks for conveying and disposing of all sewage. All sewer mains and laterals shall be constructed according to specifications of the City and connected to the City sanitary sewer system or a sanitary system approved by the City and the system shall be thereafter maintained in accordance with all applicable provisions of this Code of Ordinances.

18. An electrical and telephone wiring system consisting of necessary wiring, fixtures and equipment shall be installed and maintained in accordance with applicable statutes, ordinances and codes governing such systems. Main electrical power lines shall be constructed underground according to local electrical utility specifications. Each mobile home stand shall be provided with an approved disconnect device and over-current protective equipment. Outlet receptacles at each mobile home stand shall be located not more than twenty-five (25) feet from the over-current protective devices in the mobile home, and a three-pole, four-wire grounding type shall be used. Receptacles shall be of weather proof construction and configurations shall be in accordance with *Standard for Mobile Homes, USAS A 119.9* published by United States of America Standards Institute, or similar equipment. The mobile home shall be connected to the outlet receptacle by a flexible cable with connectors and a male attachment plug, with a minimum of 100 ampere supply. Where the calculated load exceeds 100 amperes, or where a permanent feeder is used, the supply shall be by means of a four-wire installation. Telephone distribution lines shall be constructed underground according to local telephone utility specifications. All exposed non-current metal parts of mobile homes and all equipment having electrical connections shall be grounded by means of a grounding conductor with branch circuit conductors or other approved method of grounded metallic wiring. The neutral conductor shall not be used as a ground for mobile homes or other electrical equipment.

19. Natural gas piping systems, liquefied petroleum gas systems and all fuel oil systems shall be installed and maintained in accordance with applicable statutes, ordinances and codes governing such systems.

20. The master plan in six (6) copies shall be filed with the Council and the Council shall refer the same to the Commission. The Commission shall review the master plan to determine compliance with the requirements of this chapter, this Code of Ordinances, and other applicable Federal, State and local statutes, ordinances and codes. The Commission may waive requirements when strict application would result in substantial hardship or injustice. The Commission may impose additional requirements for the establishment, development and construction of the park if the Commission determines such additional requirements are necessary for the welfare of the City and its occupants and/or the occupants of the park, to protect the area surrounding the park or to preserve the general intent and spirit of this chapter. The imposition of additional requirements may be appealed by the developer to the Board of Adjustment within five (5) days after

imposition and the Board shall meet within ten (10) days after a written notice of appeal is filed with any Board member and the Board shall hear the appeal and enter an order sustaining, modifying or rescinding all or any part of the additional requirements.

21. After review of the master plan, as revised by the additional requirements of the Commission, if any, the Commission shall recommend approval to the Council or shall disapprove the master plan. If disapproved, the reasons therefor shall be set forth in the Commission's minutes.

22. If recommended for approval, the master plan shall be forwarded to the Council at its next regular meeting. The Council shall consider the master plan and if the same is acceptable and in accordance with the provisions of this chapter, the Council shall approve and accept the same, or the master plan may be disapproved and the reasons therefor set forth in the minutes of the Council.

23. If approved and accepted by the Council, the developer may commence construction of the park in accordance with the master plan. During and upon completion of construction the Zoning Officer shall inspect the same to determine compliance with the master plan and with all other applicable statutes, ordinances and codes. If, upon inspection, the Zoning Officer finds noncompliance, said officer shall list the variances and give the list to the developer. The developer may appeal the listed variances to the Council in the same manner as provided in Section 145.08 and the Council shall hear the appeal and decide as provided in said section.

24. The Commission shall not recommend for approval and the Council shall not approve any master plan unless the property adjacent to the proposed mobile home park is adequately safeguarded, the plan is consistent with the intent and purposes of this chapter to promote the public health, safety and welfare and that the buildings in said proposed park shall be used for residential purposes only with the usual accessory uses.

25. A community shelter, defined as a stand-alone shelter that is designed and constructed to protect a number of people from a natural hazard event, shall be erected by the park owner when the sixth (6th) unit of the park is leased/rented.

145.10 STANDARDS FOR MOBILE HOMES. No mobile home shall be connected to water, sewer, fuel, gas or electrical service unless the mobile home complies with the standards and requirements prescribed by *Standard for Mobile Homes, USAS A 119.1 1963*, and amendments thereto, as published by the United States of America Standards Institute, as applicable, which publication is hereby adopted and by reference made a part of this chapter, a copy of which is and shall remain on file in the office of the City Clerk as part of the records of such office. Compliance with said standards shall be determined by the Zoning Officer. A certificate, if issued by the manufacturer of the mobile home, shall be permanently affixed on a readily visible location on the exterior of the mobile home as prima facie evidence of such compliance.

145.11 SKIRTING. A permanent type material of construction compatible with the design and color of the mobile home shall be installed to enclose the open space between the bottom of the mobile home side and the grade level of the mobile home stand and shall be so installed to provide substantial resistance to heavy winds. Skirting shall be maintained in an attractive manner consistent with the exterior of the mobile home to preserve the appearance of the mobile home and of the mobile home park. Sufficient screened ventilating area shall be installed in the skirting to supply the combustion requirements of heating units and ventilating of the mobile home. Provisions shall be made for easy removal of a section large enough to permit access for

inspection of the enclosed area under the mobile home and for repair of sewer, water and utility connections.

145.12 REFUSE DISPOSAL. The storage, collection and disposal of refuse in a mobile home park shall be the responsibility of the mobile home park owner, and shall be conducted so as to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards, or air pollution. Storage or accumulation of any unusable or junk vehicles or machinery is prohibited within mobile home parks. Also prohibited within the mobile home park is auto repair or auto rebuilding, except emergency service.

145.13 MANAGEMENT. The person to whom a permit for a mobile home park is issued shall operate the park in compliance with this chapter, and shall provide adequate supervision to maintain the park, its facilities and equipment in good repair and in a clean and sanitary condition. The park management shall notify park occupants of all provisions of this chapter and inform them of their duties and responsibilities hereunder. The management shall be responsible for the proper placement of each mobile home on its stand, including securing its stability and the installation of all utility connections, and shall notify each occupant that required skirting shall be installed after the ground thaws. The park owner or manager shall notify the Zoning Officer within twenty-four (24) hours of any hook-up, installation, or replacement of water, sewer, electrical, gas or fuel connections so that an inspection can be made of the work. If the streets within the park are private streets, the park owner shall keep the streets clean and free of snow, trash and debris.

145.14 SUBDIVISION. Once approved and established, no part or parcel or use of any mobile home park shall thereafter be sold, leased, subdivided or otherwise set aside from the park, except that the whole park may be sold or otherwise conveyed to a new owner of the whole and except that mobile home lots within the park may be rented for the placement of mobile homes for residential use.

CHAPTER 150

BUILDING NUMBERING

150.01 Definitions

150.02 Owner Requirements

150.03 Building Numbering Plan

150.01 DEFINITIONS. For use in this chapter, the following terms are defined:

1. “Owner” means the owner of the principal building.
2. “Principal building” means the main building on any lot or subdivision thereof.

150.02 OWNER REQUIREMENTS. Every owner shall comply with the following numbering requirements:

1. Obtain Building Number. The owner shall obtain the assigned number to the principal building from the Clerk.

(Code of Iowa, Sec. 364.12[3d])

2. Display Building Number. The owner shall place or cause to be installed and maintained on the principal building the assigned number in a conspicuous place to the street in figures not less than three inches in height and of a contrasting color with their background. The City Manager may use discretion on the placement of numbers for those buildings where the street and the building are not conducive to the placing of the numbers on the building.

(Code of Iowa, Sec. 364.12[3d])

3. Failure to Comply. If an owner refuses to number a building as herein provided, or fails to do so for a period of 30 days after being notified in writing by the City to do so, the City may proceed to place the assigned number on the principal building and assess the costs against the property for collection in the same manner as a property tax.

(Code of Iowa, Sec. 364.12[3h])

150.03 BUILDING NUMBERING PLAN. Building numbers shall be assigned in accordance with the building numbering plan on file in the office of the Clerk.

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CHAPTER 152

SWIMMING POOLS

152.01 Definitions

152.02 Location

152.03 Requirements

152.04 Permit Required

1. **152.01 DEFINITIONS.** A swimming pool shall be any structure intended for swimming, recreational bathing or wading, that is in-ground and that has the capacity of containing water over thirty-six inches (36") deep.

2. **152.02 LOCATION.** All swimming pools located in residential districts shall be located in conformity with all setback requirements for accessory uses in the zoning district in which the pool is located.

3. **152.03 REQUIREMENTS.** No person shall maintain or use a swimming pool, unless it conforms to the requirements of this chapter, and in the event that any swimming pool, within five hundred feet (500') of another resident, is found not to comply with the terms of this chapter, it shall constitute a nuisance within the definition of Chapter 50 of this Code of Ordinances and the City may invoke remedies and penalties in said chapter.

4. **152.04 PERMIT REQUIRED.**

1. **No** person shall construct or make any alteration, addition, remodeling or other improvements to a swimming pool without a permit thereof. Swimming pool shall be maintained in accordance with the provisions of this chapter.

2. A person seeking a permit shall make an application to the City Clerk for such permit. The plans and specifications and plot plan, as well as other pertinent explanatory information, shall be submitted with each application.

3. If the plans and specifications and plot plans meet the requirements of this chapter, a permit fee, as set by Resolution of the Council, shall be paid to the City Clerk.

4. The materials used in lining swimming pool shall be light in color, impervious to water, and provide a tight tank with smooth and easily cleaned surfaces. Sand and dirt bottoms are prohibited.

5. All cross connections between the City water supply or the sewer system in the plumbing of a swimming pool shall be constructed in accordance with the 2018 International Building Code.

6. Every outdoor swimming pool shall be completely surrounded by a fence or wall not less than six feet (6') in height and at least four feet (4') from each side of the pool. The fence or wall shall be non-climbable and shall be constructed sufficiently strong and of such structural design as to make the pool inaccessible to small children. There shall not be a distance greater than ten feet (10') between fence posts.

7. All gates or doors openings to the swimming pool shall be equipped with self-closing and self-latching devices with locking provisions for keeping the gate or door securely closed at all times when not in actual use.

8. All electrical construction shall be installed in accordance with the 2018 International Building Code.

9. This chapter shall apply to all existing and new swimming pools. All existing pools shall comply within sixty (60) days of the effective date of the ordinance codified by this chapter.

CHAPTER 155

BUILDING CODE

155.01 Adoption
155.02 Fire District and Zones

155.03 Building Official
155.04 Requirement for Building Permit

155.01 ADOPTION. The *Uniform Building Code, 2018 Edition*, published by the International Conference of Building Officials, is hereby adopted as the Building Code for the City, for regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area and maintenance of all buildings and/or structures in the City; providing for the issuance of permits and collection of fees therefor; declaring and establishing fire zones; and each and all of the regulations, provisions, conditions and terms of such *Uniform Building Code, 2018 Edition*, published by the International Conference of Building Officials, on file in the office of the Clerk, are hereby referred to, adopted and made a part hereof as if fully set out in this chapter.

155.02 FIRE DISTRICT AND ZONES. The entire incorporated area of the City is hereby declared to be and is hereby established as a fire district and said fire district shall be subdivided into three (3) fire zones as follows:

1. Fire Zone 1 shall include the following property:

All of Blocks 8, 9, 20, 21, 22, 23, 24, 25 and 26;
 Lots 3 through 6 in Block 7;
 Lots 3 through 8 in Block 10;
 Lots 5 through 8 in Block 11;
 Lots 5 and 6 in Block 12;
 Lots 5 through 7 in Block 18;
 Lots 5 through 8 in Block 19;
 Lots 2 through 4 in Block 27,

all of said blocks and lots being in the platted portion of the City known as the Town of Belmond; and

Lots 1, 2, 3, 4, 6 and 7 in Block 1;
 Lots 1 through 4 in Block 2;
 Lots 1 through 4 in Block 3,

all of said blocks and lots being in Luick's Addition to the Town of Belmond; and

The West Half (W½) of Block 9;
 Lots 3 and 4 in Block 17,

all of said blocks and lots being in Railroad Addition to the Town of Belmond; and

All of Cutler's Addition to the Town of Belmond.

2. Fire Zone 2 shall include the following property: none
3. Fire Zone 3 shall include the following property:

All of the incorporated area of the City not included in Fire Zones 1 and 2.

Said fire zones are established for the application of the regulations included in the Building Code.

155.03 BUILDING OFFICIAL. The Zoning Administrative Officer is hereby appointed as the Building Official to enforce and administer the regulations included in the Building Code. The Council may, by resolution passed by a majority vote of the entire Council, delegate the powers and duties of the office of Building Official to any other officer or employee or may combine the powers and duties of this office with any other office or position.

155.04 REQUIREMENT FOR BUILDING PERMIT. Persons taking out a building permit are required to use the edition of the *Uniform Building Code* as noted in Section 155.01.

CHAPTER 156

ELECTRICAL CODE

156.01 Adoption

156.02 Electrical Services and Connections

156.03 Interior Wiring

156.04 Metal Conduit Work

156.05 Electrical Inspector

156.06 Requirement for Building Permit

156.01 ADOPTION. The *National Electrical Code, 2017 Edition*, published by the National Fire Protection Association, is hereby adopted as the Electrical Code for the City, and each and all of the requirements, terms and provisions of such *National Electrical Code, 2017 Edition*, published by the National Fire Protection Association,” as on file in the office of the Clerk, are hereby referred to, adopted and made a part hereof as if fully set out in this chapter. All electrical equipment and wiring shall conform with the requirements of the *National Electrical Code, 2017 Edition*, published by the National Fire Protection Association, except where the requirements of this chapter differ from those stated therein.

156.02 ELECTRICAL SERVICES AND CONNECTIONS. Services to residential and commercial buildings, new construction or rewire work shall not be smaller than 100 amperes with three No. 2 copper conductors, or their equivalent in current carrying capacity. Single phase service, 110 volt, two 2-wire services will be permitted for temporary buildings, trailers or for outdoor lighting or signs. Services and branch circuits shall be protected by circuit breakers or by fuses. All services shall have a main disconnect switch or a main circuit breaker rated at not less than 100 amperes. If a disconnect switch is used, the ungrounded services conductors shall be protected with fuses. In order to protect the homeowner from replacement of damaged PVC tubing, all exterior wiring appearing within three (3) feet of the ground must be contained in rigid metallic tubing. Service entrance from underground must use rigid metallic tubing to the meter; however, from that point on PVC may be used. Service entrances from above may use PVC to the meter and from the meter.

156.03 INTERIOR WIRING. For general illumination in dwelling occupancies, it is required that not less than one branch circuit be installed for each 400 square feet of floor area in addition to the receptacle circuits required, as follows:

1. For small appliance loads in kitchen, dining room and breakfast room of dwelling occupancies two or more 20-ampere branch circuits shall be installed for all receptacle outlets (other than outlets for clocks in these rooms, and such circuits shall have no other outlets. At least one receptacle shall be installed for the laundry. This receptacle shall be on an individual 20 ampere branch circuit. This receptacle may also be used for a sump pump or the same circuit may be extended to a receptacle for a sump pump.
2. An individual branch circuit shall be installed for each appliance or device consuming 1500 watts or over, motors, motor-operated appliances (1/6 horsepower or over) such as disposals, dishwashing machines, air conditioners, water heaters, ranges, etc.
3. Interior wiring shall be number 12 wire or larger except pre-wired furnaces or other pre-wired devices shall be approved only within the unit and shall be protected with a fuse or breaker of the same amperage as the wire.

156.04 METAL CONDUIT WORK. All electrical construction in or upon buildings listed below and in or upon such other similar buildings as may, in the judgment of the electrical inspector, require the same for the public safety and welfare shall be of the class known as rigid metal conduit or electrical metallic tubing work. All service entrances may be run with an approved type of underground service entrance cable and shall be provided with adequate mechanical protection. If any building formerly exempt from the provisions of this section shall hereafter, because of a change in use or because of remodeling, restoration or for any other reason, become a building described below, all new electrical wiring in such building shall thereafter comply with the provisions of this section. The buildings referred to are: all buildings located in the No. 1 Fire Zone; hospitals and institutions of any kind designed for the care or treatment of persons; theaters; schools; factories and other industrial buildings; churches; public buildings; assembly or public halls; office buildings; department stores; mercantile establishments; lumber yards; grain elevators; commercial garages; automobile parking stations; motor vehicle repair shops and garages; and billboards and displays.

156.05 ELECTRICAL INSPECTOR. The Zoning Administrative Officer shall be the electrical inspector, and before the current is turned on for any installation, either new, renewal or extension, the electrical inspector shall carefully examine such installation as to whether or not it complies with the provisions of this chapter, and unless the same does so comply, the electrical inspector shall order such changes made as are necessary for strict compliance thereto. If all wiring and installations comply with the provisions of this chapter, the electrical inspector shall issue a certificate of satisfactory inspection.

156.06 REQUIREMENT FOR BUILDING PERMIT. Persons taking out a building permit are required to use the edition of the *National Electrical Code* as noted in Section 156.01.

CHAPTER 157

PLUMBING CODE

157.01 Adoption

157.02 Plumbing Inspector

157.03 Occupancy

157.04 Requirement for Building Permit

157.01 ADOPTION. *The Uniform Plumbing Code, 2018 Edition*, published by the International Association of Plumbing and Mechanical Officials,” is hereby adopted as the Plumbing Code for the City, for regulating the installation of sanitary plumbing and potable water plumbing and their related fixtures and appurtenances for all buildings, structures and premises in the City and each and all of the requirements, terms and provisions of said *Uniform Plumbing Code, 2018 Edition*, published by the International Association of Plumbing and Mechanical Officials,” are hereby referred to, adopted and made a part hereof as if fully set out in this chapter. All plumbing installations shall conform with the requirements of said *Uniform Plumbing Code, 2018 Edition*, published by the International Association of Plumbing and Mechanical Officials,” except where the requirements of this chapter differ from those stated therein.

157.02 PLUMBING INSPECTOR. The Zoning Administrative Officer shall be the plumbing inspector and is hereby authorized to administer and enforce the regulations included in this chapter. The plumbing inspector shall carefully examine such plumbing installation as to whether or not it complies with the provisions of this chapter, and unless the same does so comply, the plumbing inspector shall order such changes as are necessary for strict compliance thereto. If all installations comply with the provisions of this chapter, the plumbing inspector shall issue a certificate of satisfactory inspection. The Council, by resolution passed by a majority vote of the entire Council, may delegate the powers and duties of the office of plumbing inspector to any other officer or employee or may combine the powers and duties of this office with any other office or position.

157.03 OCCUPANCY. It is unlawful to occupy any building or structure containing any new, renewed or extended plumbing installation without first securing a certificate of satisfactory inspection from the plumbing inspector.

157.04 REQUIREMENT FOR BUILDING PERMIT. Persons taking out a building permit are required to use the edition of the *Uniform Plumbing Code* as noted in Section 157.01.

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CHAPTER 158

FIRE PREVENTION CODE

158.01 Adoption

158.02 Fire Prevention Bureau

158.03 Explosives Storage

158.04 Flammables Storage

158.05 Requirement for Building Permit

158.01 ADOPTION. The *Uniform Fire Code, 1997 Edition*, published by the International Conference of Building Officials and Western Fire Chiefs Association, is hereby adopted as the Fire Prevention Code for the City, for the purpose of prescribing regulations governing conditions hazardous to life and property from fire or explosion, and each and all of the regulations, terms and provisions of said *Uniform Fire Code, 1997 Edition*, published the International Conference of Building Officials and Western Fire Chiefs Association, are hereby referred to, adopted and made a part hereof as if fully set out in this chapter, except as otherwise herein provided.

158.02 FIRE PREVENTION BUREAU. The Fire Prevention Code shall be enforced by the Bureau of Fire Prevention in the Fire Department of the City, which is hereby established and which shall be operated under the supervision of the Fire Chief. The Fire Chief may detail such members of the Fire Department as inspectors as shall from time to time be necessary. A report of the Bureau of Fire Prevention shall be made annually and transmitted to the Mayor and Council, which report shall contain all proceedings under this chapter, with such statistics as the Fire Chief may wish to include therein and the Fire Chief shall also recommend any amendments to this chapter which, in the judgment of the Fire Chief, are desirable.

158.03 EXPLOSIVES STORAGE. The storage of explosives and blasting agents shall be prohibited in the following areas: all of Fire Zones No. 1 and No. 2 as defined in the Building Code; all of Fire Zone No. 3, except where permitted by the Zoning Ordinance.

158.04 FLAMMABLES STORAGE. Outside above ground tanks and other containers used for storage of flammable material shall be prohibited in Fire Zones No. 1 and No. 2 as defined by the Building Code, bulk plants for the production of flammable materials shall be prohibited in Fire Zones No. 1, No. 2 and No. 3, except where permitted in Fire Zone No. 3 by the Zoning Ordinance. The storage of liquefied petroleum gas shall be prohibited in Fire Zones No. 1, No. 2 and No. 3, except where permitted in Fire Zone No. 3 by the Zoning Ordinance.

158.05 REQUIREMENT FOR BUILDING PERMIT. Persons taking out a building permit are required to use the edition of the *Uniform Fire Code* as noted in Section 158.01.

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CHAPTER 159

ARCADES

159.01 Restriction

159.02 Other Requirements

159.01 RESTRICTION. It is unlawful for any person to construct any arcade or other covering over all or any part of any sidewalks without permission by resolution from the Council and without constructing the same in full and complete conformity with the plans and specifications now on file, and as hereafter amended by resolution by the Council, in the office of the Clerk and designated *Arcade - Master Plans and Specifications*.

159.02 OTHER REQUIREMENTS. This chapter shall in no way operate to relieve any person from full and complete compliance with any other provision of this Code of Ordinances regulating building or construction.

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CHAPTER 160

SIGNS AND ADVERTISING

160.01 Purpose
160.02 Definitions
160.03 Prohibition

160.04 Permitted Signs
160.05 Nuisance

160.01 PURPOSE. The purpose of this chapter is to regulate the display of signs in the defined downtown area and to permit such signs that will not, by any reason of their size, location, construction or manner of display, endanger life and limb, confuse or mislead traffic or otherwise endanger or adversely affect the public safety, health and welfare and to further regulate signs to preserve the esthetic beauty of the downtown area and prevent disturbance and annoyance to the citizens and residents of the City.

160.02 DEFINITIONS. For use in this chapter, the following words and terms are defined:

1. “Building front” means that side of any building in the downtown area which faces Main Street.
2. “Downtown area” means the land lying in the City legally described as follows: Lots 5, 6, 7 and 8 in each of Blocks 18, 19, 20, 21 and 22, all in the Town of Belmond, Iowa, and Lots 1, 2, 3 and 4 in each of Blocks 23, 24, 25, 26 and 27, all in the Town of Belmond, Iowa.
3. “Sign” means a means of conveying information, such as a name, direction or advertisement, that is displayed for public view and consists of letters, numbers and/or symbols inscribed, mounted, painted, molded or otherwise displayed on or by metal, wood, paper, plastic, lights, glass, gas or a combination of such materials.

160.03 PROHIBITION. No person shall erect, attach, affix, support or display any sign or permit any sign to be erected, attached, affixed, supported or displayed on or over any building front or on, over or beneath any arcade or upon or over any vacant lot or vacant space in the downtown area, except as permitted in Section 160.04.

160.04 PERMITTED SIGNS. The following signs shall be permitted in the downtown area:

1. On the fascia of any arcade: white plastic block letters twelve (12) inches in height.
2. Beneath and centered upon and attached to the bottom of the center steel beam of an arcade: a 12 x 48-inch panel, with numbers or symbols, attached so the bottom of such sign is not more than nineteen (19) inches below the bottom of said center steel beam.
3. On a building front above an arcade or, if no arcade is on such building, above a line even with the top of the fascia of the nearest arcade in the block or adjacent block: a sign of any material or combination of materials which is securely attached to the building front and extends toward Main Street and away from the building front not more than twelve (12) inches and the front face of which is parallel with the building front. The permission granted in this subsection is subject to all other provisions and requirements of this Code of Ordinances.
4. On any building front beneath an arcade when the building front does not contain any window, display window, side light or other opening through the building front, except only a door, and the sign permitted by this subsection shall not be more than fifteen (15) square feet in area nor more than four (4) inches in depth and no glass or other transparent material other than safety glass or plexiglass shall be used in the construction thereof.

5. On the building roof of any banking or savings and loan institution: stationary or revolving time, time and temperature, or message signs, or any combination thereof, which may also advertise the sponsoring institution.
6. On vacant lots operated by automobile or farm implement dealers: signs containing not more than twenty (20) total letters, figures and symbols advertising such dealership or the product sold or both.
7. On the front of any building used for the purpose of showing motion pictures or presenting other theater productions, any combination of letters, neon lights and other lighting, consisting of a marquee or other type of display used for advertisement of the production or motion picture to be presented within said building, upon presentation to and approval of the Council of the design and construction of said marquee, any other provisions of this Code of Ordinances notwithstanding.

160.05 NUISANCE. Any sign, not existing at the time of the adoption of the ordinance codified herein, which is hereafter displayed in violation of the provisions of this chapter is hereby declared to be a nuisance within the definition and scope of Chapter 50 of this Code of Ordinances and such sign and nuisance may be abated as therein provided.

CHAPTER 161

PORTABLE STORAGE CONTAINERS

161.01 Purpose
161.02 Definitions
161.03 Restrictions

161.04 Permit Required
161.05 Current Violations
161.06 Violations - Penalties

161.01 PURPOSE. The purpose of this chapter is to regulate the placement within the City of certain On-Site Storage Containers that are designed and intended to be used for commercial storage, or for the transportation of goods or other cargo, in order to protect the public health, safety, and welfare, and promote aesthetics on residential properties in the City of Belmond, Wright County, Iowa.

161.02 DEFINITIONS. For purposes of this chapter, the term “On-Site Storage Container” shall mean:

- a) Any container or vessel designed for or used in the packing, storage, shipping, movement or transportation of cargo, freight, goods, equipment, or commodities; and/or
- b) Any container or vessel designed to be, or capable of being, mounted or moved by rail, truck, or ship by means of being mounted on a chassis or other transport device, including portable on-site storage containers, or units having similar characteristics; and/or
- c) Any railroad cars, truck vans, converted mobile homes, trailers, recreational vehicles, bus bodies, vehicles, and similar pre-fabricated items originally built of purposes other than the storage of goods and materials.

161.03 RESTRICTIONS ON ON-SITE STORAGE CONTAINERS ON RESIDENTIAL PROPERTIES.

- a) An On-Site Storage Container shall not be considered to be an “Accessory Building” under Chapter 165.
- b) No permanent On-Site Storage Container shall be permitted in any residentially-zoned district of the City, or on any property within the City used for residential purposes.
- c) Notwithstanding the provisions set forth in subsection (a) on this section, the temporary placement of storage containers and/or portable On-Site Storage Containers on residentially-zoned properties, or on properties the primary use of which are residential, for a limited purpose of loading and unloading household contents shall be permitted for a period of time not to exceed thirty (30) days within any one calendar year.
- d) Notwithstanding the provisions set forth in subsection (b) of this section, licensed and bonded contractors may use On-Site Storage Containers for the temporary location of an office, or the temporary storage of equipment, and/or materials during construction which is taking place on the property where the cargo container is located, if the use of the cargo container is authorized pursuant to a City permit under section 161.04 below.

161.04 PERMIT REQUIRED

- a) A building permit is required prior to placement of an On-Site Storage Container larger than two hundred (200) square feet in area. The proposed On-Site Storage Container must be accessory to the permitted use of the property, and shall meet the setback requirements of the underlying zone.
- b) In the event the On-Site Storage Container is to be used by a licensed and bonded contractor for the temporary location of an office, or the temporary storage of equipment, and/or materials during construction which is taking place on the property where the cargo container is located, residential or otherwise, a special permit may be issued the City Manager for the time period required for the project.
- c) Storage Containers shall not be stacked above the height of a single container except within the industrial zone, and only in the rear yard of the property.
- d) On-Site Storage Containers shall be kept free of all alpha-numeric signage and writing other than to identify the owner of a leased storage container.

- e) As a condition of placement, On-Site Storage Containers may be required to be fenced or screened from abutting properties and/or right-of-ways pursuant to the provisions of the underlying zoning regulations.
- f) On-Site Storage Containers shall be in an approved designated area and on the same property as the principal use.
- g) On-Site Storage Containers shall not occupy off-street parking.
- h) Materials stored within On-Site Storage Containers are subject to inspection and approval by local and state fire officials.
- i) Permit Fee: A permit fee, as set by Resolution of the City Council, shall be imposed.

161.05 CURRENT VIOLATIONS. All owners of property within the City shall have one hundred-twenty (120) days from the effective date of the Ordinance codified in this chapter to bring properties which currently contain On-Site Storage Containers that are in violation of the terms of this chapter, into full compliance.

161.06 VIOLATIONS - PENALTIES. A violation of the provisions of this Chapter shall be deemed to be a municipal infraction pursuant to the Iowa Code Section 364.22, and subject to enforcement and remedial action as permitted thereunder.

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