

PUBLIC NOTICE

**ORDINANCE NO. 710-23
AN ORDINANCE AMENDING CHAPTER 3 (MUNICIPAL INFRACTIONS) OF THE
POSTVILLE, IOWA CODE OF ORDINANCES**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF POSTVILLE, IOWA:

SECTION 1. PURPOSE. The purpose of this ordinance is to provide a regular schedule of civil penalties for certain violations of the Postville, Iowa Code of Ordinances to encourage compliance with the City Code and increase the overall health, safety and wellness of the citizens of Postville, Iowa.

SECTION 2. SECTIONS AMENDED. Chapter 3 is hereby amended as follows, with underlined text indicating language added and struck through language indicating removal:

**CHAPTER 3
MUNICIPAL INFRACTIONS**

3.03 PENALTIES. A municipal infraction is punishable by the following civil penalties:
 1. Standard Civil Penalties. In the event a civil penalty is not specifically identified in section 3.03(3) below or by a different section or Chapter of the Postville Code of Ordinances, the following standard civil penalties shall apply:
 A. First Offense - Not to exceed \$750.00
 B. Second Offense - Not to exceed \$1,000
 Each day that a violation occurs or is permitted to exist constitutes a repeat offense.
 2. (Subsection 2 remains unchanged).
 3. Schedule of Civil Citation Penalties. The following civil penalties shall be permitted to be imposed on a person who violates the referenced provisions of this Code. Civil penalties shall be paid in addition to any associated court costs, unless the City, at its sole discretion, assumes liability for court costs.

Schedule of Civil Penalties

Code Section	Simplified Description of Charge	Penalty Amount
55.10	Rabies Vaccination Tag	\$50
55.06	Animal at Large	\$100
55.09	Solid Waste Removal	\$50
55.08	Chasing Vehicles	\$50
55.08	Noisy Animal	\$50
55.12	Animal Trap	\$50
105.07	Littering Public Places	\$50
105	Placing Debris on a Public Street or Alley	\$50
105.07	Throwing litter from vehicles	\$50
105.07	Vehicles causing litter	\$50
47.07	Litter in parks	\$100
105.07	Litter in fountains, bodies of water	\$100
105.10	Litter, handbills, notices, flyers, etc.	\$50
135.03	Mowing adjacent to public streets	\$50
76.03	Seats and passengers	\$50
76.04	Riding abreast	\$50
76.09	Riding on sidewalk	\$50
67.03	Pedestrian right-of-way	\$50
75	Golf cart/UTVs	\$50
75.03 (1)	Registration required	\$50
75.03 (2)	Required equipment	\$50
75.04	Operation	\$50
75.04	Restrictions	\$50
41.11	Urinating in public	\$100
52.03	Regulation of amplified sound sources	\$100
50.02 (13)	Outdoor use of indoor furnishings	\$50
41.12	Fireworks	\$250
55.06	Animals not on leash in park	\$100
47	Park violations - after hours, driving on grass, hunting, swimming, fires, camping, and more	\$50
123 .11	Peddler permit violation	\$200
105.11	Placing solid waste in another's container	\$50
105	Placing solid waste in public receptacles	\$50
105	Placement of refuse for collection	\$50
105.05	Burning	\$100
136	Streets and sidewalks - various activities prohibited	\$50

A second offense within a 2-year period shall have a scheduled civil citation penalty of twice the amount for a first offense. Third offenses within a 2-year period will require a court appearance and the City may request a civil penalty consistent with section 3.03(1).

SECTION 3. REPEALER. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 4. SEVERABILITY. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision, or part thereof not adjudged invalid or unconstitutional.

SECTION 5. EFFECTIVE DATE. This ordinance shall be in effect after its final passage, approval and publication as provided by law.

PASSED AND APPROVED this 14th day of August, 2023.

/s/ Dennis Koenig, Mayor

ATTEST:
/s/ Darcy Radloff, City Clerk

CERTIFICATION

I, Darcy Radloff, City Clerk, do hereby certify the above is a true and correct copy of Ordinance No. 710-23, which was passed by the Postville City Council this 14 day of August, 2023 and published in the Postville Herald this 23 day of August, 2023.

/s/ Darcy Radloff, City Clerk

PUBLIC NOTICE

ORDINANCE NO. 712-23 AN ORDINANCE AMENDING CHAPTER 167 (ZONING) OF THE POSTVILLE, IOWA CODE OF ORDINANCES BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF POSTVILLE, IOWA:

SECTION 1. PURPOSE. The purpose of this ordinance is to amend certain provisions of Chapter 167 of the City Code to provide alternative housing options within the City of Postville while ensuring that said alternative options are regulated to protect the health, safety and welfare of the citizens of Postville, Iowa.

SECTION 2. SECTIONS AMENDED. Chapter 167 is hereby amended as follows, with underlined text indicating language added and struck through language indicating removal:

SECTION 204. R-3 MANUFACTURED/MOBILE/COMPACT HOME COMMUNITIES STATEMENT OF INTENT

The R-3 Manufactured/Mobile/Compact Home Communities District is established to accommodate mobile home parks where their use will be compatible with existing and indicated future development.

-----PERMITTED PRINCIPAL USES AND STRUCTURES (See Section 702 for Permit Requirements)

- Single family mobile homes.
- Single family manufactured homes.
- Single family compact homes.
- Essential services.
- Modular homes.

SECTION 204.2. PURPOSE. The purpose of this Ordinance is to provide minimum standards for development of Manufactures/Mobile/Compact Home Communities pursuant to and in compliance with the procedures and regulations provided in the Postville Zoning Ordinance.

SECTION 204.3 ZONING REQUIRED. Development or enlargement of a manufactured/mobile/compact home community requires compliance with the provisions of Chapter 166 of the Code of Ordinances. The site, size and area requirements set out in this section are intended to be minimum standards to be met by the specific development plans required under Chapter 166.

SECTION 204.4 DEFINITIONS

The following definitions shall be applicable to the terms used in this section:

Accessory Use: A use incidental to the primary use of the Manufactured/Mobile/Compact Home Community such as direct service facility building, community management building, maintenance building, community buildings, or other uses of a similar nature.

Appurtenances: An attached or detached addition to a manufactured/mobile/compact home, situated on the manufactured/mobile/compact home lot for the use of its occupants, such as decks, open or enclosed carports, garages, storage sheds, or items of a similar nature.

Common Area: Any area or space designed for joint use of tenants occupying manufactured/mobile/compact home communities.

Compact Home: A single family dwelling unit suitable for year-round occupancy having no foundation other than wheels, jacks, piers, grade beams or skirtings and containing water supply, waste disposal, heating and electrical conveniences with a minimum square footage of 250 square feet.

Driveway: A minor private way used by vehicles and pedestrians on a manufactured/mobile/compact home lot.

Electric Receptacle: The waterproof, attachment receptacle device located adjacent to the water and sewer outlets to receive the flexible cable from the manufactured/mobile/compact home; or where required, the permanently installed conductors.

Electric Service Drop: That part of the electric distribution system from the main electrical distribution system, overhead or underground to the service equipment serving one or more manufactured/mobile/compact home spaces.

Existing Installations: Those installations which were constructed before the effective date of this ordinance.

Manufactured/Mobile Home: A transportable, single family dwelling unit suitable for year-round occupancy having no foundation other than wheels, jacks, piers, grade beams or skirtings and containing water supply, waste disposal, heating and electrical conveniences.

Manufactured/Mobile/Compact Home Lot: A parcel of land for the placement of a single manufactured/mobile/compact home and the exclusive use of its occupants.

Manufactured/Mobile/Compact Home Community: A parcel of land under single ownership which has been planned and improved for the placement of manufactured/mobile/compact homes for non-transient use.

Manufactured/Mobile/Compact Home Stand: That part of an individual manufactured/mobile/compact home lot which has been reserved for the placement of the manufactured/mobile/compact home and any appurtenances thereto.

Motorized Home: A portable dwelling designed and constructed as an integral part of a self-propelled vehicle.

New Installations: Those which are proposed for construction after the effective date of these rules and regulations.

Patio: A surfaced outdoor living space designed to supplement to manufactured/mobile/compact home living area.

Roadway: That portion of the manufactured/mobile/compact home community street system that is surfaced for the actual travel or parking of vehicles, and including curbs. Surface shall be a hard, smooth, dust-free and weed-free surfacing (seal coat or equivalent surface).

Sewer Connection: The connection consisting of all pipes, fittings, and appurtenances from the drain outlet of the manufactured/mobile/compact home to the inlet of the corresponding sewer riser pipe of the sewerage system serving the manufactured/mobile/compact home community.

Sewer Riser Pipe: That portion of the sewer lateral which extends vertically to the ground elevation and terminates at each manufactured/mobile/compact home lot.

Skirting: The materials and construction around the perimeter of a manufactured/mobile/compact home floor between the bottom of the manufactured/mobile/compact home floor and the grade level of the manufactured/mobile/compact home stand.

Tenant Storage: An area within part of the manufactured/mobile/compact home community but not within an individual lot to provide auxiliary general storage space.

Transient Use: The occupancy of a manufactured/mobile/compact home lot by a manufactured/mobile/compact home for a period of 14 days or less.

Travel Trailer: A vehicular, portable structure on a chassis, designed to be used as a temporary dwelling.

Water Connection: The connection consisting of all pipes and fittings from the water riser pipe to the water inlet pipe of the distribution system within the manufactured/mobile/compact home.

Water Riser Pipe: That portion of the water supply system serving the manufactured/mobile/compact home community which extends vertically to the ground elevation and terminates at a designated point at each manufactured/mobile/compact home lot.

For the purpose of this Ordinance, the "Front" of a manufactured/mobile/compact home shall be considered as that part of the manufactured/mobile/compact home facing toward the approved street or right-of-way as required by this Ordinance.

SECTION 204.5 SITE REQUIREMENTS

A. The area proposed for a manufactured/mobile/compact home community shall have at least ten acres of gross development area or provide for a minimum of 40 manufactured/mobile home lots.

B. A manufactured/mobile/compact home community may be developed in two or more stages, provided that said stages conform in all respects with the overall Manufactured/Mobile/Compact Home Community Development Plan as described in Section 166.44. Occupancy shall not be permitted until all facilities and improvements are installed and operational for not less than 25 manufactured/mobile/compact home lots with all conditions of the required site plan being satisfied.

C. No manufactured/mobile/compact home shall be connected to water, sewer, or electrical service unless the manufactured/mobile/compact home complies with the standards and requirements prescribed by "The United States Department of Housing and Urban Development (HUD) Standards" and/or ANSI 119.1.

- Compliance with this standard shall be determined by the Administrative Officer.
- A certificate issued by the manufacturer of the manufactured/mobile home shall be permanently affixed on a readily visible location on the exterior of the manufactured/mobile home prima facie evidence of such compliance.
- No compact home shall be connected to water, sewer, or electrical service unless the compact home complies with the National Fire Protection Association 1192 Standard on Recreational Vehicles or the American National Standards Institute A119.5 Park Model Recreational Vehicle.
- Compliance with this standard shall be determined by the Administrative Officer.

SECTION 204.6 AREA REQUIREMENTS

Every lot upon which a manufactured/mobile/compact home unit is located shall front onto an approved public or private street or right-of-way as defined in this ordinance and shall conform to the following minimum lot area and width requirements.

A. Residential Use. The lot area shall be a minimum of 5,500 square feet, have a minimum dimension of 110 feet on its longest side, and a minimum of 50-foot frontage on an approved public or private street or right-of-way and not less than 15 feet in depth from back of curb.

B. Accessory Uses.

- The lot area shall be a minimum of 4,000 square feet for basic requirements for such uses as direct servicing, management and maintenance of the community. Any such structure shall be of permanent type construction meeting all local applicable building and zoning codes. Building set-backs shall be the same as defined in subsection (a) of this section.
- For uses requiring larger lot areas then heretofore set forth under this section, such uses may be permitted if lot sizes are increased proportionately to maintain minimum yard and separation requirements as set forth in this Ordinance. The most restrictive rules shall apply.

SECTION 204.7 DENSITY & BULK REQUIREMENTS

A. The minimum distance between any detached appurtenance and any other detached appurtenance on the same lot or any manufactured/mobile/compact home on the same lot shall be ten (10) feet.

B. There shall be provided and maintained a minimum distance of 3 feet between any detached appurtenance buildings to the side or rear lot lines.

C. Manufactured/mobile/compact homes shall be separated from each other on opposing sides of public or private streets a minimum of 58 feet provided that in no event shall the required front yard be less than set forth in the Ordinance. No manufactured/mobile/compact home accessory use of appurtenance shall be permitted in the required manufactured/mobile/compact home lot front yard or in the required separation between manufactured/mobile/compact homes on opposing sides of public or private streets as provided in this chapter.

D. Manufactured/mobile/compact homes shall be setback a minimum of 3 feet from side lot line. In addition, the sides of manufactured/mobile/compact homes shall be separated from each other a minimum of 10 feet.

SECTION 204.8 PERIMETER AREA REQUIREMENTS

A. Each yard abutting on a perimeter public street shall be considered a front yard and shall be a minimum of 25 feet in depth.

B. All other yards shall have a minimum depth of 20 feet when adjacent to any "A" District or other "R" District other than an R-3 District and 20 feet when adjacent to another R-3 District or when adjacent to any district other than "A" or "R" District.

C. The yard requirement herein may be reduced by one-half the width of any alley adjacent thereto and, provided further than a greater or lesser yard may be required where the City Council deems necessary.

D. Where the boundary of a manufactured/mobile/compact home community directly abuts another use district, the City Council may, where it deemed necessary, require an area a minimum of 10 feet in width be reserved along the perimeter of the manufactured/mobile/compact home community and within said area require the erection of a fence or wall 6 feet in height of a material which will provide a significant visual and sound barrier, and/or screen plantings to be provided and maintained with a minimum height of 8 feet at maturity; or as otherwise required by the City Council.

Where the boundary of a manufactured/mobile/compact home community abuts an R zoning district, the City Council may require additional screening measures to include, but not limited to, placement of multi-sectional units along the perimeter of the area adjacent to the R zoning district, additional open space, or equivalent measures.

SECTION 204.9 SOIL AND GROUND COVER REQUIREMENTS

Exposed ground surfaces in all parts of every manufactured/mobile/compact home community shall be paved, or covered with stone screenings, or other solid material, or protected with a vegetative growth that is capable of preventing soil erosion and of preventing objectionable dust.

SECTION 204.10 SITE DRAINAGE REQUIREMENTS

A storm water management plan shall be developed and must receive approval by the City Engineer.

SECTION 204.11 AREAS FOR ACCESSORY USES

A. No part of any community shall be used for non-residential purposes, except such uses that are required for the direct servicing and well-being of community residents and for the management and maintenance of the community.

B. Nothing contained in this section shall be deemed as prohibiting either:

- The sale by an owner of a manufactured/mobile/compact home located on a manufactured/mobile/compact home site and connected to the pertinent utilities. Any sales of manufactured/mobile/compact homes in place on the manufactured/mobile/compact home site shall not in any way relieve any parties involved from complying with all the applicable regulations of this ordinance.
- Uses accessory to the residential uses as described in the Zoning Ordinance.

SECTION 204.12 REQUIRED RECREATION AREAS

A. In all communities, there shall be one or more recreation areas that shall be easily accessible to all community residents.

B. The size of such recreation areas shall be based upon a minimum of 500 square feet for each lot. No outdoor recreation area shall contain less than 25,000 square feet.

C. Required recreational area shall be computed in addition to any other common open space required elsewhere in this Ordinance.

D. Recreation areas shall be located as to be free of traffic hazards and should be easily accessible.

SECTION 204.13 STREET SYSTEMS

A. General Requirements. All manufactured/mobile/compact home communities shall be provided with safe and convenient vehicular access from abutting public or private streets or roads to each manufactured/mobile/compact home lot. Alignment and gradient shall be properly adapted to topography as approved by the City Engineer.

B. Access. Access to manufactured/mobile/compact home communities shall be designed to minimize congestion and hazards at the entrance or exit and allow free movement of traffic on adjacent streets. The entrance road connecting the streets with a public street or road shall have a minimum road pavement width of 44 feet where parking is permitted on both sides, or a minimum road pavement width of 36 feet where parking is limited to one side. Where the primary entrance road is more than 100 feet long and does not provide access to abutting manufactured/mobile/compact home lots within such distance, the minimum road pavement width may be 28 feet providing parking is prohibited at both sides.

C. Interior Streets. Surfaced roadways shall be of adequate width to accommodate anticipated traffic, and in any case shall meet the following minimum requirements:

- All streets allowing no street parking shall be 28 feet back of curb to back of curb.
- Dead end streets shall be limited in length to 300 feet and shall be provided at the closed end with a turn around having an outside roadway radius of at least 40 feet with no parking permitted. Where parking is permitted the radius shall not be less than 48 feet.
- All streets of a manufactured/mobile/compact home community providing ingress and egress from an abutting public street or road approved by the City Engineer and by any other governmental agency exercising control over such streets or roads. Said design shall accommodate the moving of manufactured/mobile/compact homes within the community without causing disturbance and/or damage to other manufactured/mobile/compact homes or respective lots.
- Required Illumination of Manufactured/Mobile/Compact Home Community Street Systems. All communities shall be furnished with lighting units so spaced and equipped with approved fixtures

placed at such mounting heights as will provide the following average maintained levels of illumination for the safe movement of pedestrians and vehicles at night.

- All parts of the community systems: 0.6 foot-candle, with a minimum of .25 foot-candle.
- Potentially hazardous locations, such as major street intersections and steps or stepped ramps: Individually illuminated with a minimum of 0.4-foot candle.
- Street Construction and Design Standards. All other street design and construction shall be approved by the City Engineer.

SECTION 204.14 REQUIRED PARKING AREAS

A. Parking areas shall be provided in all manufactured/mobile/compact home communities for the use of community occupants and guests. Such areas shall be furnished at the rate of at least 2 car spaces for each manufactured/mobile/compact home lot. (Minimum space 9' x 19'). Addition guest parking shall be provided in reasonable numbers and shall be so located as to provide access to the manufactured/mobile/compact home that it is intended to serve. All parking areas shall be constructed with a hard, smooth, dust-free surfacing (seal-coat or equivalent surface).

B. Off-street parking and storage areas provided for storing of boats, boat trailers, travel trailers, pickup coaches, truck tractors, trucks over ¾ ton pickup size, and items of a similar nature must be constructed with a hard, smooth, dust-free and weed-free surfacing (seal coat or equivalent surface). Said parking and storage area shall be in addition to parking required elsewhere in this section and parking and storage of vehicles and items listed in this paragraph shall not be permitted in parking areas required elsewhere in this section. Temporary manufactured/mobile/compact home storage may be permitted prior to permanent placement on the manufactured/mobile/compact home stand such temporary storage of a manufactured/mobile/compact home shall not exceed 48 hours.

SECTION 204.15 WALKS

General Requirements. All communities shall be provided with city sidewalks in all perimeter areas adjacent to the public right-of-way. All sidewalks shall be constructed in accordance with Chapter 136 of the Code of Ordinances.

SECTION 204.16 MANUFACTURED /MOBILE/COMPACT HOME SITES

The area of the manufactured/mobile/compact home site shall be improved to provide an adequate foundation for the placement and tie-down of the manufactured/mobile/compact home, thereby securing the superstructure against uplift, sliding, rotation and overturning.

A. The manufactured/mobile/compact home site shall be constructed in such a manner that it will meet or exceed industry standards.

B. Tie-downs or anchors shall be placed to provide a readily accessible anchor for the manufactured/mobile/compact home and be able to sustain a minimum tensile strength as per manufacturer's requirements.

C. Skirting of a permanent type material and construction shall be installed to enclose the open space between the bottom of a manufactured/mobile/compact home floor and the grade level of the manufactured/mobile/compact home stand and shall be so constructed to provide substantial resistance to heavy winds, thereby alleviating to the maximum extend possible, lifting action created on the underside of the manufactured/mobile home by heavy winds.

D. A sufficiently screened, ventilating area shall be installed in the skirting to supply the combustion requirements of the manufactured/mobile/compact home. Provision shall be made for easy removal of a section large enough to permit access for inspection of the enclosed area under the manufactured/mobile home and for repairs on sewer and water riser connections.

E. Skirting shall be maintained in an attractive manner consistent with the exterior of the manufactured/mobile/compact home and to preserve the appearance of the manufactured/mobile/compact home community.

SECTION 204.17 WATER SUPPLY

A. General Requirements. All manufactured/mobile/compact home stands and manufactured/mobile/compact home community facilities shall be connected to the city's water supply and its supply used exclusively.

B. Source of Supply: The water supply shall be designated to supply a minimum of 300 gallons per day per manufactured/mobile/compact home plus the required fire flow of 1,500 gallons per minute and 20 pounds of pressure.

C. Water Distribution System

- The water supply system of the manufactured/mobile/compact home community shall be connected by pipes to all manufactured/mobile/compact homes, buildings, and other facilities requiring water. Water main 6 inches through 8 inches in diameter shall be PVC pipe meeting AWWA C900 SDR18 or ductile iron pipe meeting AWWA C151 Class 52. Ductile iron pipe shall be provided with a cement-mortar lining meeting AWWA C104. Water main fittings shall meet AWWA C153 or AWWA C110 with cement-mortar lining meeting AWWA C104. Fittings shall be provided with mechanical joints meeting AWWA C111 and shall have an exterior bituminous enamel coating.
- The water piping, back flow prevention devices, fixtures and other equipment shall be constructed and maintained in accordance with federal, state, and local regulations.
- The water system and all appurtenances shall be designed, constructed, and maintained according to the specifications and requirement of the City Engineer. Plans for water distribution systems and back flow prevention systems shall be approved by the City Engineer.
- Back flow prevention devices shall be required at the connection of the manufactured/mobile home community water system to the city water distribution system and shall conform to all the installation and location requirements as required

by the Code of Ordinances.

SECTION 204.18 INDIVIDUAL WATER RISER PIPES AND CONNECTIONS

A. Individual service lines and water riser pipes shall be provided for each manufactured/mobile/compact home lot. The riser pipe shall be located within the confined area of the manufactured/mobile/compact home stand at a point where the water connection will approximate a vertical position. Water service lines shall be of Type K soft temper copper meeting STM B88. Water service pipe shall be laid at least 5-1/2 feet, but not more than 6 feet below the surface of the finished surface of the ground. When PVC water main is installed, water services shall be tapped to the water main using a service saddle. Installation shall be approved by the Director of Public Works.

B. Water riser pipes shall extend at least to ground level. The pipe shall be at least ¾ inch inside diameter. The water outlet shall be capped when a manufactured/mobile/compact home does not occupy the lot.

C. Adequate provisions shall be made to prevent freezing of service lines, valves and riser pipes from heaving and thawing actions of ground during freezing weather. Surface drainage shall be diverted from the location of the riser pipe.

D. A service shut-off valve shall be placed on every service line on each manufactured/mobile home lot near the riser pipe.

E. Underground stop and service valves shall have round ways of the same diameter as the pipe with which they are placed, proper keys for turning on and off, and be of a make and pattern approved by the City Water Department.

F. An approved back flow prevention device shall be installed on individual service lines, when or were deemed necessary by the Director of Public Works.

SECTION 204.19 SEWAGE DISPOSAL

A. General Requirements. An adequate and safe sewerage system shall be provided in all manufactured/mobile/compact home communities for conveying and disposing of all sewage. Such system shall be designed, constructed and maintained in accordance with state of Iowa and as approved by the City Engineer.

B. Sewer Lines. All sewer mains and laterals shall be constructed according to the Code of Ordinances and connected to the city sewer system. For private sewer mains, PVC pipe SDR 35 A.S.T.M. D 3034 or equivalent is acceptable.

- Individual Sewer Connections.

- Each manufactured/mobile/compact home stand shall be provided with a least a four-inch diameter sewer riser pipe. The sewer riser pipe shall be so located on each stand that the sewer connection to the manufactured/mobile/compact home drain outlet will approximate a vertical position.
- The sewer connection (see definition) shall have a minimum inside diameter of three inches, and the slope thereof shall not be less than one-fourth inch per foot. The sewer connection shall consist of one pipeline only without any branch fittings, all joints shall be air and watertight.
- All materials used for sewer and sewer connections and installation shall be approved by the City Engineer.
- Provisions shall be made for securely plugging the sewer riser pipe when a manufactured/mobile home does not occupy the lot. Surface drainage shall be diverted away from the riser. The rim of the riser pipe shall extend at least to ground level.

SECTION 204.20 ELECTRICAL DISTRIBUTION SYSTEM

A. General Requirements. Every community shall contain an electrical wiring system consisting of necessary wiring, fixtures, and equipment that shall be installed and maintained in accordance with applicable codes and regulations governing such systems.

B. Main Electrical Power Distribution Lines. Main electrical power lines should be constructed underground according to local electric utility specifications.

C. Individual Electrical Connections.

- Each manufactured/mobile/compact home stand shall be provided with an approved disconnecting device and over-current protective equipment. The minimum service per manufactured/mobile home stand outlet shall be according to the National Electrical Code. Minimum size for feeder circuits shall be 100 amps.
- Outlet receptacles at each manufactured/mobile/compact home stand shall be located not more than 30 feet from the exterior wall of the manufactured/mobile home it serves and a three pole, four-wire grounding type shall be used. Receptacles shall be of weather-proof construction and configuration shall be in accordance with "Standard for Manufactured/Mobile Homes USAS A119.1" published by United States of America standards Institute.
- The manufactured/mobile/compact home shall be connected to the outlet receptacle that meets ANSI C73.17-1972, American Standard dimension of caps, plugs and receptacles by an approved type of flexible cable with connectors and a male attachment plug. However, where the calculated load of the manufactured/mobile/compact home is between 50 and 100 amperes, a second 50 ampere power supply assembly may be installed or an electrical service shall be provided by means of permanently installed conductors.
- 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 according to city specifications.
- Required Grounding. All exposed non-current carrying metal parts of manufactured/mobile homes and all equipment having electrical connections shall be grounded by means of an approved 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 manufactured/mobile/compact homes or other electrical equipment.

SECTION 204.21 MANUFACTURED/MOBILE/COMPACT HOME STORM SHELTERS

A. General Requirements. Every manufactured/mobile/compact home community of 10 or more manufactured/mobile/compact home spaces which is constructed after the effective date of the Ordinance shall be provided with above or below-grade storm shelters which shall:

- Have a minimum floor area of 7 square feet for each manufactured/mobile/compact home space in said manufactured/mobile/compact home community.
- Be designed by a licensed structural engineer or architect and built-in accordance with plans as approved by the City Engineer.
- Be designed and constructed to meet all Federal Emergency Management Agency (FEMA) requirements and guidelines if shelter is located in a flood plain.
- Be designed and constructed to meet the minimum lighting, ventilation and exiting requirements of the City of Postville's currently adopted editions of the Uniform Building Code, Uniform Mechanical Code, Uniform Plumbing Code and National Electrical Code, where applicable.
- Be designed and constructed to meet all applicable requirements of the Americans with Disabilities Act (ADA).
- Be located no farther than 1,320 linear feet from the furthest manufactured/mobile/compact home space in the manufactured/mobile/compact home community.
- Additions to Existing Communities. For any addition of 10 or more manufactured/mobile/compact home spaces to any existing manufactured/mobile home community, a storm shelter which complies with the general requirements of subparagraph (a) hereof shall be provided to serve such additional spaces. For any addition of fewer than 10 manufactured/mobile/compact home spaces to an existing manufactured/mobile/compact home community which otherwise complies with the requirements of subparagraph (a) of this section, there is no requirement that an additional shelter be provided to serve such additional spaces. Provided, however, that when two or more such additions of fewer than 10 manufactured/mobile/compact home spaces result in a cumulative addition of 10 or more manufactured/mobile/compact home spaces to a manufactured/mobile/compact home community which otherwise complies with the requirements of subparagraph (a) of this section, a storm shelter which complies with the general requirements of subparagraph (a) of this section shall be provided to serve such additional spaces.
- Restroom Facilities. Restroom facilities in required storm shelters are mandatory. Toilets may be either flush-type operating from normal water supply, chemical, or other approved types.
- Access to Shelters. The manufactured/mobile/compact home community owner, or such owner's designated agent or representative, shall be responsible for making the storm shelter accessible and usable in times of need. It shall be unlawful for any required storm shelter to be used for storage purposes if such storage reduces the minimum floor area available for shelter of person below the requirements of subparagraph (1) of this section
- Existing Non-Conforming Manufactured/Mobile/Compact Home Communities.

- Any manufactured/mobile/compact home community of 10 or more manufactured/mobile/compact home spaces which has an existing above of below-grade storm shelter as of the effective date of this Ordinance which does not conform with the requirements of this section, shall be deemed a non-conforming manufactured/mobile/compact home community with regard to the requirements for storm shelters and may continue to exist as a non-conforming manufactured/mobile/compact home community for so long as said existing shelter remains in place and usable; provided, however, that any manufactured/mobile/compact home spaces added to such community after the effective date of this ordinance shall require storm shelters as provided in subparagraph (b) of Section 204.21.

SECTION 204.22 REFUSE HANDLING

A. The storage, collection and disposal of refuse in the manufactured/mobile/compact home community shall be so conducted as to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards or air pollution.

B. All refuse shall be stored in fly-tight, watertight, rodent-proof containers. Containers shall be provided in sufficient number and capacity to property store all refuse.

C. All manufactured/mobile/compact home communities shall offer recycling opportunities for residents by either providing drop-off facilities or curbside collection or some other alternative method for diverting solid waste from area landfills.

D. Refuse collection stands located on an impervious slab at ground level shall be provided for all refuse containers. Such container stands shall be so designed as to prevent containers from being tipped, to minimize spillage and container deterioration and to facilitate cleaning around them.

E. All refuse containing garbage shall be collected at least once weekly. Collection shall be contracted by said manufactured/mobile/compact home community and private commercial carrier.

SECTION 204.23 NATURAL GAS SYSTEM

Natural gas piping systems shall be installed and maintained in accordance with applicable codes and regulations governing such systems established by franchised public utility.

SECTION 204.24 INSECT AND RODENT CONTROL

A. Grounds, buildings and structures shall be maintained free of insect and rodent harborage and infestation. Extermination methods

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