ORDINANCE NO. 473

AN ORDINANCE PROHIBITING THE PARKING OF MOBILE HOMES WITHIN THE CITY OF WOOD HEIGHTS; PROVIDING FOR EXCEPTIONS THERETO; SETTING AN EFFECTIVE DATE FOR THIS ORDINANCE; AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH.

SECTION 1: Mobile home defined.
Any vehicle or structure not meeting local building codes, so designed and constructed in such a manner as will permit permanent occupancy thereof as living and sleeping quarters for one or more persons, or the conduct of any business or profession, occupation or trade, or use as a selling or advertising device, and so designed that it is or may be mounted on wheels and conveyed on highways or streets, propelled or drawn by its own or other motive power, excepting a device used exclusively upon stationary rails or tracks, and excepting the storage of campers or other recreational vehicles.

SECTION 2: Non-conforming mobile home.
Any mobile home which was lawfully erected and maintained prior to such time as it came within the purview of this ordinance.

SECTION 3: Except for any non-conforming mobile homes and except for the storage of campers or other recreational vehicles on real property of the owner or lessee thereof, no person shall park or occupy any mobile home within the city limits of Wood Heights, Missouri.

SECTION 4: In the event that any non-conforming mobile home shall be removed or destroyed and not replaced with another mobile home within ninety days thereafter, after the effective date of this ordinance, no replacement mobile home shall thereafter be permitted.

SECTION 5: Emergency or temporary stopping or parking of mobile homes.
Emergency or temporary stopping or parking of mobile homes is permitted on any street for not longer than forty-eight hours, subject to any other prohibitions or limitations imposed by the traffic and parking regulations for that street.

SECTION 6: Penalty.
Any person violating any provision of this ordinance shall upon conviction thereof be fined in an amount not to exceed five hundred dollars and/or imprisoned for a term not to exceed six months. Each day any such violation occurs or continues shall be considered a separate offense punishable hereunder.

SECTION 7: All ordinances or parts of ordinances that conflict with this ordinance are hereby repealed.

SECTION 8: This ordinance shall take effect from and after its date of passage and approval.

Read three times and passed on October 1, 1985.