

AN ORDINANCE TO REDEFINE THE DEFINITION OF MOBILE HOME AND TO ADD DEFINITIONS FOR MANUFACTURED AND MODULAR HOMES; TO DESIGNATE ZONING PLACEMENT AND BUILDING PERMIT REQUIREMENTS.

WHEREAS, the City has become aware of the ever increasing need to provide suitable and economical housing for the citizens of the City of Wood Heights, and

WHEREAS, great strides have been made in the manufacture of these type dwellings,

THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF WOOD HEIGHTS, MISSOURI, AS FOLLOWS:

SECTION 1. MOBILE HOME: A transportable, factory-built home more than eight (8) feet in width or more and more than thirty-six (36) feet in length, designed to be used as a year-round residential dwelling and built prior to the enactment of the Federal Manufactured Housing Construction and Safety Standards of 1974, which became effective June 15, 1976 and equipped with the necessary service connections and made so as to be readily movable as a unit on its own running gear and designed to be used as a dwelling unit without a permanent foundation.

SECTION 2. MANUFACTURED HOME: A factory-built structure that is manufactured or constructed under the authority of 42 United States Code Sec. 5401 and is to be used as a place for human habitation but which is not constructed or equipped with a permanent hitch or other device allowing it to be moved other than for the purpose of moving to a permanent site, and which does not have permanently attached to its body or frame any wheels or axles. A mobile home is not a manufactured home.

SECTION 3. MODULAR HOME: Factory-built housing bearing the seal issued by the Missouri Public Service Commission indicating compliance with the State of Missouri Modular Standards and Regulations for Modular Homes.

SECTION 4. Except for any nonconforming manufactured homes/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 on less than seven (7) acres.

SECTION 5. New manufactured homes may be placed on any individual residential or commercial zoned lot within an R-1, R-2, R-3, C-1, C-2 or C-3 zoning district with the following restrictions and regulations:

- A. Manufactured/modular homes shall not be placed or occupied on an individual lot without a building permit issued under these regulations.

B. Each Manufactured home placed on an individual lot shall:

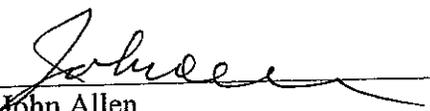
1. Be occupied only as a single family dwelling or business unit.
2. Be placed in conformance with all zoning and setback requirements established for the district in which located.
3. Accessory structures shall be placed in conformance with the setback and dimensional requirements, established for the district in which located. The exterior covering and roofing material of the accessory structure must be the same as that of the dwelling unit.
4. The minimum area of the dwelling unit shall be 1200 sq. ft.
5. The unit must be placed on a permanent foundation complying with all current standard uniform building codes.
6. Be served by a water supply and sewage disposal system meeting the established city requirements.
7. Property owner shall declare the manufactured/modular home as real property and must so record with the Ray County Assessor.

SECTION 6. Pre-owned manufactured homes may not be moved onto any individual lot.

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

SECTION 8. This ordinance shall be in full force and effect on and after its approval and passage.

Read two times and passed this 12th day of April, 2005.



Mayor John Allen

ATTEST:



City Clerk, Eileen McRorey