

ORDINANCE NO. 980409 - 1

AN ORDINANCE AMENDING ORDINANCE NO 473 OF THE CITY OF WOOD HEIGHTS GOVERNING THE PARKING OF MANUFACTURED HOMES/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.

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

SECTION 1. MANUFACTURED HOME DEFINED/MOBILE HOME ANY VEHICLE OR STRUCTURE NOT MEETING LOCAL BUILDING CODES, SO DESIGNED AND CONSTRUCTED IN SUCH A MANNER AS WILL PERMIT PERMANENT OCCUPANCY HEREOF AS LIVING AND SLEEPING QUARTERS FOR ONE (1) 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. NONCONFORMING MANUFACTURED HOME/MOBILE HOME. ANY MANUFACTURED HOME WHICH WAS LAWFULLY ERECTED AND MAINTAINED PRIOR TO SUCH TIME AS IT CAME WITH THE PURVIEW OF THIS ORDINANCE.

SECTION 3. 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 HEREOF, NO PERSON SHALL PARK OR OCCUPY ANY MANUFACTURED HOME/MOBILE HOME WITHIN THE CITY LIMITS OF WOOD HEIGHTS, MISSOURI UNLESS THAN SEVEN ACRES OF REAL PROPERTY.

SECTION 4. ANY PERSON, FIRM, OR CORPORATION REQUESTING TO PLACE A MANUFACTURED HOME/MOBILE HOME ON SEVEN ACRES OR MORE MUST COMPLETE A BUILDING PERMIT AND PRESENT SAID PERMIT TO THE BOARD OF ALDERMAN AND OR, PLANNING AND ZONING COMMITTEE FOR APPROVAL PRIOR TO PLACEMENT OF MANUFACTURED HOME/MOBILE HOME ON SEVEN ACRES OR MORE OF REAL PROPERTY.

SECTION 5. ANY PERSON, FIRM, OR CORPORATION PLACING A MANUFACTURED HOME/MOBILE HOME WITHIN THE CITY OF WOOD HEIGHTS ON SEVEN ACRES OR MORE OF REAL PROPERTY MUST COMPLY WITH THE FOLLOWING REGULATIONS:

- A. 1 MANUFACTURED HOME/MOBILE HOME MUST BE 1000' SQ. FT OR MORE.
- B. 1 MANUFACTURED HOME/MOBILE HOME MUST BE PLACED ON A PERMANENT FOUNDATION COMPLYING WITH ALL CURRENT STANDARD UNIFORM BUILDING CODES.

SECTION 6. IN THE EVENT THAT ANY NONCONFORMING MOBILE HOME/MANUFACTURED HOME SHALL BE REMOVED OR DESTROYED, AND NOT REPLACED WITH ANOTHER MANUFACTURED HOME/MOBILE HOME WITHIN NINETY (90) DAYS THEREAFTER, NO REPLACEMENT MANUFACTURED HOME/MOBILE HOME ALL THEREAFTER BE PERMITTED.

SECTION 7. EMERGENCY OR TEMPORARY STOPPING OF PARKING OF MANUFACTURED HOME/MOBILE HOMES. EMERGENCY OR TEMPORARY STOPPING OR PARKING OF MANUFACTURED HOMES/MOBILE HOMES IS PERMITTED ON ANY STREET FOR NOT LONGER THAN FORTY EIGHT (48) HOURS. SUBJECT TO ANY OTHER PROHIBITIONS OR LIMITATIONS IMPOSED BY THE TRAFFIC AND PARKING REGULATIONS FOR THAT STREET.

SECTION 8. PENALTY. ANY PERSON, FIRM OR CORPORATION VIOLATING ANY PROVISION OF THIS ORDINANCE SHALL UPON CONVICTION HEREOF BE FINED IN AN AMOUNT NOT TO EXCEED FIVE HUNDRED (\$500) DOLLARS AND/OR IMPRISONED FOR A TERM NOT TO EXCEED NINETY (90) DAYS. EACH DAY ANY SUCH VIOLATION OCCURS OR CONTINUES SHALL BE CONSIDERED A SEPARATE OFFENSE PUNISHABLE HEREUNDER.

SECTION 9. ALL ORDINANCE OR PARTS OF ORDINANCE THAT CONFLICT WITH THIS ORDINANCE ARE HEREBY REPEALED.

SECTION 10. THIS ORDINANCE SHALL TAKE EFFECT FROM AND AFTER ITS DATE OF PASSAGE AND APPROVAL.

READ TWO TIMES AND PASSED THIS 9th DAY OF April, 1998.

Melvin Carmichael Jr.
MAYOR

ATTEST:
Lisa Vassar
CITY CLERK