

Chapter 43—Manufactured Housing

Ordinance # 918 repealing Chapter 43, Mobile Homes, in Lieu thereof, a New Chapter 43, Manufactured Housing, Passed and Approved 2/6/07 by the City of Sarcoxie.

43.010. Definitions.

1. "Accessory use" is a use customarily incidental and subordinate to the principal use of mobile home and located on the same mobile home lot with the principal use of the mobile home or in the mobile home.
2. "Awning permanent" shall mean any structure for shade or shelter and which is completely open on at least two sides. A side may be interpreted to be an end. Awning does not include a window awning.
3. "Awning, portable or demountable" shall mean any prefabricated structure erected for shade or shelter which is designated to be readily assembled and disassembled and adapted to ready transportation. A portable awning shall be completely open on at least two sides. A side may be interpreted to be an end. Awning does not include a window awning. An awning shall be accessory to a mobile home and shall be located within six (6) feet of the mobile home to which it is accessory.
4. "Building" shall mean any permanent structure having a roof supported by columns or walls for shelter, housing or enclosure of persons, animals, chattels, or property of any kind. Building does not include a mobile home or other accessory awnings and carports which are portable and are designed to be readily assembled and disassembled and adapted to transportation.
5. "Driveway" shall mean a private mobile home service road providing vehicular access and egress between individual mobile home lots and an adjoining public right-of-way.

6. "Fence" shall mean any protective wall, shield or structure forty-eight inches (48") or less in height.

7. "Modular unit" shall mean a transportable building unit designed to be used by itself or to be incorporated with similar units at a point-of-use into a modular structure to be used for residential, commercial, educational, or industrial purposes. This definition shall not apply to structures less than six hundred fifty square feet used temporarily and exclusively for construction site office purposes.

8. "Manufactured home" shall mean a factory-built structure or structures, which, in the traveling mode, is eight body feet or more in width or forty body feet or more in length, or when erected on site, contains three hundred twenty or more square feet, equipped with the necessary service connections and made so as to be readily movable as a unit or units on its or their own running gear and designed to be used as a dwelling unit or units with or without a permanent foundation. The phrase "without a permanent foundation" indicates that the support system is constructed with the intent that the manufactured home placed thereon may be moved from time to time at the convenience of the owner.

9. "Mobile home park" shall mean any plot of ground upon which one or more mobile homes, occupied for dwelling or sleeping purposes, are located, regardless of whether or not a charge is made for such accommodation.

10. "Mobile home" shall, for the purposes of this Chapter, be interchangeable with the term "manufactured home".

11. "Mobile home lot" shall mean a plot of ground plainly marked by corner stakes, fences, shrubbery, or other devices and designed to accommodate one occupied mobile home and accessory buildings or uses.

12. "Nuisance in a mobile home park" includes any of the following:
- a. Any public nuisance known as common law or in equity jurisprudence.
 - b. Whatever is dangerous to human life or is detrimental to health.
 - c. The overcrowding of any room with occupants.
 - d. Insufficient ventilation or illumination of any room.
 - e. Inadequate or unsanitary sewage or plumbing facilities.
 - f. Whatever renders a food or drink unwholesome or detrimental to the health of human beings.
13. "Person" shall mean any person, firm, corporation, partnership or association.
14. "Playground" shall mean a play lot or area which has been landscaped and developed for the use of children or other mobile home occupants.
15. "Structure" shall mean that which is built, or constructed, an edifice or building of any kind or any piece of work artificially built up or composed of parts joined together in some definite manner and located within six (6) feet of a mobile home in a mobile home park. Structure does not include a mobile home or other accessory awnings, or carports which are portable and are designed to be readily assembled or disassembled and adapted to ready transportation.
16. "Unfit for human habitation" shall mean any mobile home or structure which is dangerous to human life or detrimental to health through either lack of maintenance, or repair generally, or because of unsafe or improper construction or installation, and includes but is not limited to mobile home or structures in which any one or more of the following exists:

a. Exterior walls, supporting structure, doors, windows, floors, roof appliances, or equipment are so deteriorated, broken or damaged as to be hazardous to the occupants; or the walls, roof, floor, doors, or windows are in such condition as not to adequately protect the occupants from the elements.

17. "Windbreak" shall mean any protective fence, structure, or shelter from the wind which exceeds forty-two inches (42") in height and whose vertical surface is less than fifty percent (50%) open.

18. "Window awning" shall mean any awning which does not project more than forty-eight inches (48") from the body of the trailer and which does not extend more than twelve (12") on either side of the window it is designed to serve.

Subchapter A--Mobile Home Parks

43.100 Required Plans. All requests for mobile home parks must be accompanied with a set of plans drawn to scale and completely dimensioned. Such plans shall clearly set forth the following information:

1. Name and address of owner/operator.
2. Address, location, and legal description of the mobile home park.
3. Extent of the area and dimensions of the site.
4. Size, location, and number of mobile home lots, including areas for dependent and independent trailers when both are accommodated.
5. Entrances, exits, driveways and walkways. (Including fencing.)
6. Number, size and location of automobile parking accommodations.

7. Number, location and detailed floor plans, including elevations of all service buildings and other proposed structures and other accessory buildings.
8. Location, and size of recreation area, if any, including development plan showing type of landscaping, surface treatment, drainage, apparatus and/or special equipment. (signs)
9. Plan of water system.
10. Method and plan of sewage disposal and site drainage.
11. Method of garbage disposal and plan of storage areas.
12. Method and plan of service building heating.
13. Lighting plan of outside areas and service outlets.
14. Location and type of fire fighting and fire prevention facilities.
15. Plans for tying down to protect against windstorms.
16. Plans for grounding electricity.

43.110. General Use Regulations The following shall be required of all mobile home parks:

1. Obstructions prohibited: No obstructions of any kind shall be erected, placed or maintained on or about the mobile home lot, which would impede the movement of a mobile home to or from a site or prevent inspection of plumbing or electrical facilities.
2. All new mobile home parks shall be connected to a public sewer.
3. A mobile home park shall not accommodate any occupied trailers for which there are no available sites conforming to the provisions of this chapter.

4. It shall be unlawful to camp overnight, or to park an occupied trailer or vacation trailer overnight upon any public street, including the street right of way. This provision shall not apply in cases where a mobile home or trailer is parked for the purpose of making emergency repairs.

5. The owner or operator of every mobile home park shall maintain in a conspicuous location in or adjacent to the mobile home park office, a copy of an approved plot plan of the mobile home park, a copy of the conditions of city approval, and a copy of the latest ordinances and regulations pertaining to such mobile home park.

6. Signs: In a mobile home park, all signs and advertising devices shall be approved by the Board of Aldermen.

7. Unlawful occupancy: It shall be unlawful for any person in a mobile home park to use, or cause, or permit to be used for occupancy:

a. Any mobile home for which any tire or wheel has not been removed except for the purpose of making a temporary repair or placing it in dead storage.

b. Any mobile home which is not properly tied down or anchored.

c. Any mobile home which was manufactured before 1976.

d. Any mobile home in which the available air space is less than three hundred (300) cubic feet per occupant.

43.120 Site Area and Lot Size Requirements

1. Every mobile home lot shall be a size and shape which will provide reasonable area for private use and development and for convenience placement of one occupied mobile home and shall be identified with an individual site number in logical numerical sequence, and so shown on the official plot plan for the mobile home park.

2. In no case shall the area of a mobile home lot occupied by a mobile home awning, carport or other accessory structure or combination thereof exceed fifty percent (50%) of the total lot area.

3. In new park construction or in construction of park spaces which are not on record with the Board of Aldermen, mobile home lots shall either:

a. Where no developed playgrounds or lots are provided, the minimum lot size shall be twenty-four hundred (2,400) square feet in area with a minimum width of forty (40) feet and a minimum depth of sixty (60) feet.

b. Where a developed playground or tot lot whose minimum size shall be twenty-five hundred (2,500) square feet in area plus one hundred (100) square feet for each trailer in excess of ten, and whose minimum width or depth shall be forty (40) feet, is provided, the minimum mobile home lot size may be reduced to eighteen hundred (1,800) square feet in area with a minimum depth of sixty (60) feet.

c. Every new mobile home park shall contain at least three (3) acres of land with a direct access to a public street right-of-way containing a width of at least fifty (50) feet.

d. Each mobile home shall be placed on a pad at least large enough to cover the entire area underneath any mobile home parked thereon.

e. Each mobile home pad shall be surfaced with at least three inches (3") of gravel or hard surfaced with asphaltic concrete of minimum thickness of two inches (2") or better.

f. Lot requirements: No mobile home or accessory building shall be located closer than five (5) feet from any side lot line nor closer than fifteen (15) feet from the front lines abutting a service drive and no mobile home shall be located within fifteen (15) feet of

another mobile home measured side by side or within ten (10) feet of another mobile home measured end to end.

g. No mobile home or accessory building shall be located within the required front, side or rear yards of the mobile home park.

h. The yard setbacks of the mobile home park shall be a minimum of twenty-five feet (25') from all public right-of-way and a minimum of fifteen feet (15') from all other abutting property.

i. All park or service buildings shall be located at least eight feet (8') away from any mobile home lot shown on the mobile home park plan.

j. For each mobile home lot there shall be provided and maintained at least two parking spaces. Each parking space shall contain a minimum area of one hundred eighty (180) square feet (of dimensions nine feet by twenty feet, or ten feet by eighteen feet) and shall be hard surfaced. If central parking lots are provided, they shall be hard surfaced and each space separated by striping or other adequate means and identified to the official lot number of the occupant and reserved for his sole use.

k. The lay-out and general development plan for major and minor access driveways within the mobile home park, together with the location and dimension of access junctions with public street right of way, shall be approved by the Board of Aldermen.

l. All access roadways, parking areas and service drives shall be bituminous or better.

m. Water connections for individual mobile homes shall be provided and located on the same of the lot as the sewer lateral and shall consist of a riser terminating at least four inches (4") above the ground surface. Such water connection shall be equipped with a

shutoff valve and shall be protected from freezing and from damage from mobile home wheels and shall have the ground surface around the riser pipe graded to divert surface drainage away from the connection.

n. All sewage and waste water from toilets, urinals, slop sinks, bathtubs, showers, lavatories, laundries, and all other sanitary fixtures in a mobile home park, shall be drained to a public sewage-collection system.

o. Sewer lateral shall be provided at each mobile home lot, be trapped and vented, be at least four inches (4") in diameter and be equipped with approved leak and fly-proof devices coupling to mobile home drainage systems. When not in use, the connection shall be capped with a gas-tight plug or similar device.

p. All plumbing in the mobile home park shall comply with the City Ordinances of Sarcoxie.

q. All electrical work shall be installed and maintained in accordance with the electrical requirement of the national electrical code.

r. All gas-burning appliances shall be of an approved vented type and AGA approved.

s. There shall be installed and maintained in a conspicuous and accessible location, in every mobile home park, fire extinguishers.

t. The owner or operator of a mobile home park shall be responsible for securing the maintenance of all structures and their sites.

u. Every mobile home park shall maintain a manager in charge, who shall require all persons using such mobile home park to register in a book kept for that purpose, showing the date, the name and address of said person together with the make of automobile and the

correct automobile license number. The manager shall preserve such register and endorse upon the same, the date of departure of the person or persons registered therein, and it shall be unlawful for any person to make any false entry or alter or permit to be erased any name, address, registration number or other information. The register shall be, at all times, open to inspection by the proper officials of the City of Sarcoxie.

v. Every concept of mobile home shall keep in a clean and sanitary condition, that part of the premises which he occupies and controls.

w. Any mobile home which shall be found to be so damaged, decayed, dilapidated, and unsanitary or vermin infested that it creates a nuisance or is hazard to the health or safety of the occupants of the public, shall be designated as unfit for human habitation. No owner or operator of a mobile home park shall permit a mobile home to remain in the park when the mobile home has been designated as unfit for human habitation.

x. Mobile home park sites shall be well drained, free from trash or litter, and maintained in a clean and sanitary condition.

y. All garbage and rubbish shall be stored in tightly covered, water proof containers of not less than twenty (20) gallons' capacity, nor greater than thirty (30) gallons' capacity, unless other means of storage are approved, in writing.

43.130. Service buildings.

1. Every mobile home park shall be provided with one or more service buildings adequately equipped with flush-type toilet fixtures, lavatories, showers, and laundry facilities, for the use of dependent trailers that are in the park, if none are in the park no service building is required.

2. Service buildings shall be conveniently located, not more than two hundred feet (200') from any dependent mobile home space, and not less than twenty feet (20') from any mobile home lot.

3. Service buildings shall be of permanent construction with an interior finish of moisture-resistant material, which shall stand frequent washing and cleaning.

4. The room containing the laundry facilities shall be separate from the toilet rooms, and equipped with an exterior entrance.

43.140. Screen planting.

1. An ornamental wall, fence or screen planting, acceptable to the Board of Aldermen, and not less than six feet (6') in height, shall be erected and maintained along the front side and rear boundaries of a mobile home park. Where in the opinion of the Board of Aldermen, it is unreasonable to require a wall, fence, or screen planting, due to the nature of the existing topography, or other existing conditions that might render such wall or fence ineffective, the board, at its discretion, may waive or modify the requirements, as specified in this chapter.

43.150. Applications, permits, license fees, and enforcement.

1. Applicability of Code. It shall be unlawful for any person to locate, establish, occupy, or maintain a manufactured home within the City limits of Sarcoxie other than in a mobile home park, without first and continuously thereafter complying with the terms of this Code. All such manufactured homes which fail to conform to the provisions of this Code are hereby declared to be a public nuisance and upon proper judicial authority, may be ordered removed by a Court of competent jurisdiction. In addition, violation of any provision of this Ordinance will, upon conviction, result in a fine of not less than \$5.00 per day, and not more than \$20.00 per day, until such conditions of this Code are complied with.

a. All manufactured homes must be in compliance with or constructed after June 15, 1976, the effective date for the Federal Manufactured Housing Construction Safety standards Act of 1974, which is larger than 320 square feet and designed to be used as a year round residential dwelling unit.

b. Manufactured housing units built after 1984, which are transported in one or more sections for placement on a foundation, must conform to the Manufactured Housing Construction land Safety Standards Code as administered by the U.S. Department of Housing and Urban Development.

c. This Section does not apply to modular units so long as such unit is placed upon a permanent foundation and otherwise complies with all applicable building codes of the city.

3. It shall be unlawful for any person to construct a new mobile home park or enlarge existing mobile home park in the City of Sarcoxie unless said person holds:

a. A valid special use permit authorizing the one named thereon to operate the mobile home park on the premises listed on the permit and to accommodate the number of mobile homes approved by the Board of Aldermen as well as such other licenses as may be required by future ordinances and amendments.

b. A valid mobile home license authorizing the one named thereon to operate them mobile home park on the premises listed on the permit and to accommodate the number of mobile homes approved by the Board of Aldermen as well as such other licenses as may be required by future ordinances or amendments.

c. A valid city building permit authorizing the one named thereon to construct a mobile home park on the premises listed on the permit in accordance with a conditional use permit approved by the Board of Aldermen.

4. All licenses and permits shall be displayed in the office of the mobile home park or in a prominent place within the park.
5. Whenever inspection of any mobile home park indicates that any provisions of this chapter or any other applicable law is being violated, the person in charge thereof shall be notified, in writing, of such fact and shall set forth in said notice a description of the violations and shall further direct that such violations be remedied by commencing to remedy same within twenty-four (24) hours of receipt of notice and to continue thereafter diligently and continuously until said violations have been abated.
6. After a written notice of a violation has been submitted and the violation has not been remedied within a reasonable time, or if it appears that any violation of laws exist, permits and business licenses shall be revoked as herein provided.
7. A minimum annual license fee for the operating of any mobile home park in the City of Sarcoxie shall be Fifty and No/100 (\$50.00) Dollars and an additional sum of Two and No/100 (\$2.00) Dollars for each mobile home in the park.

Subchapter B--All Other Mobile Homes

- 43.200. All mobile homes are to meet or exceed this ordinance before any and all utilities will be connected and/or turned on.
- 43.210. Application Procedure. Each person desiring to locate, establish, or maintain a manufactured home within the City of Sarcoxie, Missouri, other than in a mobile home park, shall first obtain a permit therefore prior to the location, establishment, occupancy, or maintenance thereof.
1. Any such person shall make application to the City Clerk. Such application shall include the following information:

- a. The name, address, and telephone number of the applicant;
 - b. The street address and legal description of the real estate upon which the manufactured home is to be located and established,
 - c. A description in detail of the manufactured home to be located and established, including the year, model, and dimensions thereof;
 - d. Photographs, one each of the front, rear, and both sides of the manufactured home to be located and established; and
 - e. Furnish a plot or plan of the real estate showing the exact location contemplated for the manufactured home upon the real estate.
 - f. Furnish a copy of Deed or other legal papers indicating that person requesting to place manufactured home on the indicated real estate has ownership of the real estate.
2. As soon as is reasonably possible, but in no event later than forty-five (45) days after receipt of an application for permit to locate and establish a manufactured home, a public hearing upon said application shall occur before the Board of Aldermen of the City of Sarcoxie, concerning the granting or denial thereof. No such application shall be granted nor shall any permit be issued without compliance with the provisions of the Section. In granting or denying, the Board shall weigh the following factors:
- a. The applicant's compliance with the notice provisions of this code;
 - b. The availability of public utilities and infrastructure;
 - c. The proximity of differing residential structures and the general character of the neighborhood;
 - d. The size of the plot or area of land to be used; and

e. Such other factors as the Board deems appropriate, including public comments made at the hearing described herein.

43.220. Site Regulations. The following site regulations shall apply to the location, establishment, or maintenance of a manufactured home within the City limits of Sarcoxie, Missouri:

1. Manufactured homes are to be set on piers at least 8 inches in depth by the width of the frame as well as a foundation of either poured concrete or concrete block as approved by the building inspector, and shall include a front porch with railing.

2. Concrete or concrete block foundation shall serve as opposed to skirting to completely screen the undercarriage and all connections thereunder from public view. The foundation must be installed within 30 days of placement of the manufactured home.

3. Tie-downs must be in place either at the time of the placement of the manufactured home, or prior to the unit being occupied.

4. Each manufactured home shall be located and established upon a plot of ground owned by the applicant that is not less than 10,000 square feet.

5. Each manufactured home shall be located and established upon the real estate such that it is not closer to the lot boundaries as follows:

- a. Four (4) feet from the two side lot lines;
- b. Fifteen (15) feet from the rear lot line; and
- c. Twenty (20) feet from the front lot line.

6. Each such manufactured home shall immediately be connected to the individual city sewer and water service prior to the unit being occupied following ordinances and guidelines in Chapter 27 of the City Code.

7. A building permit shall be obtained prior to the construction and all applicable fees and inspections shall be made.

8. All manufactured homes shall be manufactured in 1976 or later and shall be registered as real estate with the City and County.

9. All such manufactured homes shall be used by the applicant as a private dwelling for one (1) family unit.

43.230 *reserved*

43.240 Exemptions. Manufactured homes or modular units lawfully in existence in the City of Sarcoxie, as of the date of the adoption of this Ordinance, shall be exempt from the application of this Ordinance.

43.250. Occupancy of recreational vehicles prohibited. (Ordinance 954, passed and effective 11/2/10)

1. It shall be unlawful in the City of Sarcoxie, Missouri, to utilize a recreational vehicle, as defined in §42.070, or camper as a place of occupancy for a period exceeding seven (7) calendar days.

2. Notwithstanding the provisions of subparagraph a herein, the Board of Aldermen may, upon request, grant unto an owner of a recreational vehicle or camper the right to occupy the same for a limited time, not to exceed thirty (30) days, upon such terms and conditions as approved by the Board in an emergency situation.