

Chapter 410

MOBILE AND MANUFACTURED HOMES, MOBILE HOME PARKS AND MANUFACTURED HOME SUBDIVISIONS

Cross Reference — As to zoning generally, ch. 400.

Section 410.010. Definitions. [R.O. 2012 §410.010; Ord. No. A-6632 §1, 2-5-1998]

For the purposes of this Chapter, the following words and phrases shall have the meanings respectively ascribed to them by this Section:

DEPENDENT MOBILE HOME — A mobile home that does not have a flush toilet and a bath or shower. The term "*dependent mobile home*" does include recreational vehicles (RVs), and such recreational vehicles (RVs) may not be occupied except in accordance with Section 410.020.

INDEPENDENT MOBILE HOME — A mobile home that has a flush toilet and a bath or shower.

MANUFACTURED HOME SUBDIVISION — A manufactured home subdivision is established in accordance with Chapter 405 "Subdivision of Land" for the purpose of transfer of ownership of the individual lots, and is zoned in accordance with Chapter 400 "Zoning Regulations as Zoning District "MH" Manufactured Home District".

MOBILE HOMES AND MANUFACTURED HOMES — Any vehicle or portable structure having no foundation, other than wheels, jacks or blocks, and so designed or constructed as to permit occupancy for dwelling or sleeping purposes, including any vehicle or portable structure designed or constructed to permit the same to be driven or pulled upon the public highways and so designed or constructed as to permit occupancy for dwelling or sleeping purposes. The term "*mobile home*" does include manufactured homes manufactured to Federal Manufactured Home Construction and Safety Act, (the Housing and Urban Development (HUD) Code), and Missouri Public Service Commission standards. All such mobile or manufactured homes shall have the two (2) inch by four (4) inch red "HUD" seal mounted on the exterior of the unit.

MOBILE HOME PARK — Any plot of ground of ten (10) acres or more in size containing mobile home spaces, regardless of whether or not a charge is made for the occupation of such spaces. A mobile home park is established under one (1) ownership, with units rented to individual tenants. Mobile home parks shall be located only in Zoning Districts "C" or "D".

MOBILE HOME SPACE — A plot of ground designed for the accommodation of one (1) mobile home within a mobile home park.

MODULAR HOMES — Modular homes are manufactured to Missouri Public Service Commission standards, the International Building Code, and are inspected by a third (3rd) party engineering inspection service. Such modular homes shall have the silver-with-the-red-letter Missouri Public Service Commission seal mounted inside the unit, beside the electrical panelboard. Modular homes shall be located on a permanent footing and foundation, with site grading, drainage, crawlspace ventilation and other site requirements and all other Building Code requirements according to the International Building Code.

Section 410.020. Location of Mobile Homes Generally. [R.O. 2012 §410.020; Ord. No. A-6632 §1, 2-5-1998; Ord. No. 8026, 2-17-2011]

- A. No person shall occupy any mobile home or manufactured home on any premises within the City limits other than in a mobile home park or manufactured home subdivision. The parking or storing of an unoccupied dependent or independent mobile home in a building or in a rear yard or rear portion of a lot other than in a mobile home park or manufactured home subdivision shall be permitted, provided that the same shall not be occupied or used for sleeping or dwelling purposes or for business purposes while so parked or stored.
- B. No dependent or independent mobile home shall be located, parked or stored on any lot or adjoining lots that are not part of the main building used for residential purposes, unless the same is housed within a fully enclosed building in the rear yard or rear portion of the lot or adjoining lot.

Section 410.030. Mobile Home Park License — Required. ¹ [R.O. 2012 §410.030; Ord. No. A-6632 §1, 2-5-1998]

It shall be unlawful for any person to maintain or operate a mobile home park within the City limits, unless such mobile home park is licensed as provided in this Chapter.

Section 410.040. Mobile Home Park License — Application — Issuance — Applications For Enlargement of Existing Parks. [R.O. 2012 §410.040; Ord. No. A-6632 §1, 2-5-1998]

Application for a mobile home park license shall be filed with the City Clerk. Such application shall include a plat in accordance with Chapter 405 "Subdivision of Land" and with the design standards of this Chapter.

Section 410.050. Permits For Non-Conforming Mobile Home Parks. [R.O. 2012 §410.050; Ord. No. A-6632 §1, 2-5-1998]

A permit shall be issued on an annual basis, upon written request therefor, for every mobile home park in existence on February 27, 1965, notwithstanding that such park does not conform to the requirements of this Chapter, so long as the use of real property for such non-conforming mobile home court is authorized under Section 410.100.

¹. Cross Reference — As to licenses and business regulations generally, ch. 605.

Section 410.060. License or Permit Renewal. [R.O. 2012 §410.060; Ord. No. A-6632 §1, 2-5-1998]

Every mobile home license or permit shall be renewed each year, upon determination of the Zoning Inspector that operation and maintenance of the mobile home park has been in accordance with the provisions of this Chapter.

Section 410.070. License or Permit Fee. [R.O. 2012 §410.070; Ord. No. A-6632 §1, 2-5-1998]

The annual mobile home park license or permit fee shall be twenty-five dollars (\$25.00).

Section 410.080. Standards of Design, Construction and Maintenance. [R.O. 2012 §410.080; Ord. No. A-6632 §1, 2-5-1998]

A. Mobile home parks and manufactured home subdivisions approved after date of the adoption of this Chapter (February 5, 1998) shall be designed, constructed and maintained in accordance with the following requirements, in addition to all other City Code requirements:

1. *Minimum area.* Mobile home parks and manufactured homes shall have a minimum area of ten (10) acres.
2. *Drainage requirements.* Mobile home parks and manufactured home subdivisions shall be located on well-drained sites, outside of Zone A flood hazard zones as specified in Chapter 415 "Flood Damage Prevention". Storm water management shall be in accordance with Chapter 525 "Storm Water Management Plan".
3. *Area and frontage of individual spaces.* Individual lot spaces shall be a minimum of six thousand (6,000) square feet. Minimum frontage shall be sixty (60) feet.
4. *Mobile home park site plan and manufactured home subdivision plat.* Each manufactured home subdivision plat and each mobile home site plan shall be approved by the Planning and Zoning Commission and by the Mayor and Council in accordance with Chapter 405 "Subdivision of Land".
5. *Abutment on public street required.* Each mobile home park or manufactured home subdivision shall abut upon a public street dedicated to the City of Monett. Each lot in a manufactured home subdivision shall abut upon a public street built in accordance with Chapter 405 "Subdivision of Land" and Chapter 510 "Streets", with a minimum right-of-way width of fifty (50) feet, a minimum pavement width of twenty-six (26) feet, with curb and gutter, and dedicated to the City of Monett. Each lot in a mobile home park shall abut upon a private drive built in accordance with Chapter 405 "Subdivision of Land" and Chapter 510, to the same specifications, widths and requirements as a dedicated City street. Such private drive shall not be maintained nor snow-plowed by the City of Monett.
6. *Anchors and tie-downs.*

- a. Each manufactured home anchor and tie-down shall be in accordance with the requirements of the State of Missouri Department of Economic Development, Public Service Commission. The following items are specifically required to be designed for each installation based upon the classification of the soil as to soil type:
 - (1) Concrete footings.
 - (2) Concrete block piers and cap block.
 - (3) Ground anchors.
 - (4) Frame tie-down straps and connections.
 - b. As an alternative, each manufactured home anchor and tie-down system may be designed by a professional engineer or architect licensed in the State of Missouri.
 - c. As an alternative, the entire subdivision may utilize one (1) common design if such design is certified by a professional engineer or architect licensed in the State of Missouri.
7. *Skirting.* Each manufactured home shall be completely skirted with steel skirting, vinyl skirting or with concrete blocks mortared together and resting upon a poured concrete footing.
8. *Age of units.* No mobile home or manufactured home shall be older than five (5) years at the date of installation in the park or subdivision.
9. *Setback areas and perimeter landscaping treatment.*
- a. All mobile home parks and manufactured home subdivisions shall provide a completely landscaped and maintained setback area of at least thirty (30) feet width from a public right-of-way, and at least twenty (20) feet width from any other abutting property line. Such setback areas may be included as part of adjacent lots, but no structure shall be allowed in the setback area. Perimeter landscaping in the setback area shall be as follows:
 - (1) Deciduous and/or evergreen trees, spaced not more than thirty (30) feet apart.
 - (2) At least one (1) row of shrubs spaced not more than eight (8) feet apart.
 - b. The perimeter area may contain any number of other trees, shrubbery, fences, benches, etc. Such perimeter landscaping shall be maintained by the owner.
 - c. In addition to the aforementioned perimeter landscaping, a solid eight (8) feet tall fence shall be built on the lot line between the park or

subdivision and adjacent City streets. Fences shall not be built in utilities easements.

10. *Sanitation.* Sanitation pickup and containers shall be in accordance with standard requirements of the Superintendent of the Department of Public Works.
11. *Off-street parking.* A minimum of two (2) paved, off-street parking spaces shall be provided per mobile home or manufactured home lot. Such parking spaces shall be either four (4) inches poured concrete or four (4) inches asphalt, shall be located adjacent to each manufactured or mobile home site, shall be accessed by a paved driveway, and shall each measure a minimum of nine (9) foot width by twenty (20) feet length.
12. *Common open space (local city park).* One (1) or more lots shall be designated as a common open space (local City park), shall be centrally located, and shall be dedicated to the City of Monett for maintenance. Each such space or park shall be landscaped and furnished with playground equipment in accordance with the requirements of the Department of Public Works.
13. *Sidewalks.* A four (4) feet wide concrete sidewalk shall be constructed on at least one (1) side of the street or private drive, in accordance with Chapter 510.
14. *City utilities.*
 - a. Individual water, sewer and electrical services shall be provided to each manufactured home in accordance with other provisions of the City Code. Individual water and electrical meters shall be provided for each manufactured home.
 - b. Water mains and sewer mains shall be provided in accordance with standard City specifications.
 - c. Natural gas services shall be provided to each home if desired.
 - d. Individual liquified petroleum gas (LPG) (propane) service tanks and service lines shall not be allowed.

Section 410.090. Condition of Grounds, Buildings and Structures. [R.O. 2012 §410.090; Ord. No. A-6632 §1, 2-5-1998]

- A. The grounds of every mobile home park and all buildings and structures shall be maintained in a clean, sightly condition and kept free of any condition that will menace the health of any occupant or the public or create a nuisance.
- B. All areas not used for access, parking, circulation, buildings and service shall be completely and permanently landscaped.

Section 410.100. Non-Conforming Uses. [R.O. 2012 §410.100; Ord. No. A-6632 §1, 2-5-1998]

The lawful use of real property for the parking of mobile homes existing on February 27, 1965, although such use does not conform to the provisions of this Chapter, may be continued, but only to the same extent such use exists on such date. If such non-conforming use is discontinued, any future or further use of such real property shall be subject to, and shall be made in conformity with all other Sections of this Chapter.

Section 410.101. Replacement of Non-Conforming Mobile Homes. [R.O. 2012 §410.101; Ord. No. A-7347, 9-5-2003]

- A. Notwithstanding the provisions of Section 410.100 of the City Code, no mobile home may be replaced on any lot within the City after September 1, 2003, other than:
 - 1. Within an area zoned "MH".
 - 2. Within a mobile home park outside the area zoned "MH" for which permits have been issued annually, without interruption, from and after February 5, 1998, pursuant to the provisions of Section 410.050 of the City Code of the City of Monett.