

BILL NO. _____

ORDINANCE NO. 692

AN ORDINANCE TO REPEAL ORDINANCE NUMBER 644 SECTION (4), CODIFIED AS SECTION 400.040 IN THE REVISED ORDINANCES OF THE CITY OF KING CITY, MISSOURI AND TO ENACT NEW ORDINANCE SECTION 400.040 TO REGULATE MANUFACTURED HOMES

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF KING CITY, MISSOURI, AS FOLLOWS:

Section 1: That Ordinance 644 Section 1 (4) was enacted on August 9, 2004 and codified in the revised Ordinances of the City of King City, Missouri as Section 400.040 regarding the regulation and use of mobile homes in the City of King City, Missouri. Said Ordinance is now revoked and new Section 400.040 is hereby enacted as follows:

SECTION 400.040: REQUIREMENTS

A manufactured home may be installed on real estate within the City limits, provided the following requirements are met:

1. Minimum lot area. Ten thousand (10,000) square feet.
2. Minimum lot frontage. Sixty (60) feet.
3. Minimum lot depth. One hundred (100) feet.
4. Minimum floor area.
 - a. Three (3) or more bedrooms: Eight hundred fifty (850) square feet.
 - b. Two (2) bedrooms: Seven hundred seventy-five (775) square feet.
 - c. One (1) bedroom: Six hundred (600) square feet.
5. Maximum lot coverage (all buildings or structures). Fifty percent (50%)
6. Maximum height of accessory structure. Fifteen (15) feet.
7. Yard and setback requirements.
 - a. Front yard. Thirty (30) feet
 - b. Rear yard. Five (5) feet
 - c. Side yard. Five (5) feet.
8. Manufactured homes shall be placed on a solid concrete slab the minimum size of which shall be the full width and length of the manufactured home, with a minimum of 3 1/2 inches thick with concrete remesh wire 66-10 (gauge of wire and size

of opening) covering not less than 80% of the slab. The concrete slab shall be finished and inspected by the Building Inspector before the manufactured home is set.

9. Each manufactured home lot shall be provided with a paved or graveled driveway measuring at least twenty (20) feet by twenty (20) feet with said graveled area connected to a platted street or alley.

10. All manufactured homes shall otherwise meet all structural requirements of Chapter 700, RSMo., and any other applicable State or Federal laws. Manufactured homes to be moved into the City shall be no older than twenty (20) years at the time the application is filed, shall have the HUD seal, must have all wheels, tires, axels and tongue removed and must be anchored down as per manufacturer specifications, so as to withstand winds of fifty (50) miles per hour.

11. All lots shall be seeded or sodded in the area not occupied by the mobile home or accessory building or parking space.

12. All manufactured homes shall be in sanitary condition and structurally sound.

13. Manufactured homes must be inspected and approved by the City Building Inspector prior to the installation of water and sewer hookup.

14. Manufactured homes must be completely skirted with appropriate weatherproof matching material.

Section 2: If any section, sub-section, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holdings shall not affect the validity of the remaining portions hereof.

Section 3: This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and adopted by the Board of Aldermen of the City of King City, Missouri, State of Missouri, on the 12th day of March, 2012 by the following vote:

Ayes 4 namely Galbraith, Archer, Rhoad, Carlson
Nays 0 namely _____

ATTEST:
Jamie Smith
City Clerk

Harley D. Weddle
Mayor