

**AN ORDINANCE AMENDING THE ZONING CODE FOR THE CITY OF
PLATTSBURG, MISSOURI, PERTAINING TO MOBILE HOMES AND MOBILE HOME PARKS**

WHEREAS, the City of Plattsburg has codes and regulations in place pertaining to Mobile Homes and Mobile Home Parks within the City; and

WHEREAS, the Planning and Zoning Commission for the City of Plattsburg, Mo., have reviewed the codes and regulations pertaining to Mobile Homes and Mobile Home Parks; and

WHEREAS, the Planning and Zoning Commission of the City of Plattsburg, Mo., has recommended the following recommendations as amendments to the Zoning Code for the City of Plattsburg, Mo.

NOW, THEREFORE, BE IT ORDAINED, by the Board of Aldermen of the City of Plattsburg, Missouri as follows:

SECTION 1: That the Plattsburg Zoning Code Article IV, Districts and Boundaries, Item “M-P” Manufactured Home Park District be amended as follows:

“M-P” MANUFACTURED HOME PARK DISTRICT

SECTION 1. INTENT AND PURPOSE OF DISTRICT. It is the intent of the “M-P” Manufactured Home Park District to permit low density manufactured home uses in a park-like atmosphere where such zones are recommended by the Planning Commission and approved by the Governing Body.

SECTION 2. DISTRICT REGULATIONS. In District “M-P”, no structure or land shall be used and no structure shall be altered, enlarged, or erected which is arranged, intended or designed for other than independent manufactured homes and accessory service buildings.

SECTION 3. USE REGULATIONS.

1. Manufactured home parks (for residential purposes only.)
2. Manufactured home subdivisions (for residential purposes only.)
3. Churches, synagogues and other similar places of worship.
4. Public and parochial schools.

5. Home occupations.
6. Accessory buildings and uses.

SECTION 4. GENERAL REQUIREMENTS. The manufactured home park shall have private streets and the tracts shall be held in the ownership of the park applicant or their successor. The individual occupants other than said applicant cannot purchase and own said tracts. A manufactured home park must meet the following regulations and must show evidence of same by acquiring an annual license for each manufactured home park and renew same each year.

1. The tract to be used for a manufactured home park shall not be less than two acres.
2. The applicant of the manufactured home park must satisfy the Planning Commission that he is financially able to carry out the proposed plan and shall prepare and submit a schedule of construction, which construction shall commence within a period of two years following the approval by the Planning Commission and shall be completed with a period of five years.
3. The applicant for a manufactured home park shall prepare or cause to be prepared a development plan and shall present three copies of said plan for review to the Planning Commission and Governing Body. This plan shall show the proposed development which shall conform with the following requirements:
 - a. The park shall be located on a well-drained site, properly graded to ensure rapid drainage and freedom from stagnant pools of water.
 - b. Manufactured home parks hereafter approved shall have a maximum density of eight trailers per gross acre and a minimum space of 4,000 square feet shall be provided for each manufactured home.
 - c. Each manufactured home space shall be at least 35 feet wide and clearly defined.
 - d. Manufactured homes shall be so located on each space that there shall be no less than a five-foot set back from any manufactured home space boundary and that there shall be at least a 20-foot clearance between manufactured homes; provided, however, that with respect to manufactured homes parked end-to-end, the end-to-end clearance shall not be less than 15 feet. No manufactured home shall be located closer than 25 feet from any building within the park or from any property line bounding the park.
 - e. All Manufactured home spaces shall front upon a private roadway of not less than 27 feet in width, which shall have unobstructed access to a public street, alley or highway. Thirty feet of private roadway shall be required where parking is allowed in the roadway.
 - f. Walkways of not less than 30 inches wide shall be provided from the manufactured home spaces to the service buildings.

- g. All roadways and walkways within the manufactured home park shall be hard-surfaced and adequately lighted at night with electric lamps.
- h. Laundry facilities may be provided in a service building.
- i. A recreation area shall be provided at a central location in the manufactured home park area at the rate of 200 square feet for each manufactured home space up to five units, thence 100 square feet per manufactured home thereafter.
- j. A solid or semi-solid fence or wall at least six feet high, but not more than eight feet high, and a ten-foot landscaped buffer which shall consist of trees, shrubs, evergreens and grass shall be provided between the manufactured home park district and any adjoining property or property immediately across the street which is zoned for residential purposes. Said fence or wall shall be placed a minimum of ten feet from the boundary of the "M-P" District (the interior line of the ten-foot landscape buffer) and shall not be reduced in height, but shall be so located as to observe the intersection sight triangle as defined by this Regulation. The fence or wall and landscape buffer shall be properly policed and maintained by the owner.
- k. A manufactured home park shall not be used for other than residential purposes. Manufactured homes may be offered for sale in the manufactured home park only by resident owners.
- l. Skirting: Each manufactured home shall be skirted within 30 days after placement in the park by enclosing the open area under the unit with a material that is compatible with the exterior finish of the mobile home and is consistent with the quality of development of the park.
- m. Blocking: All Manufactured homes shall be blocked at a maximum of ten-foot centers around the perimeter of each manufactured home, and this blocking shall provide 16 inch bearing upon the stand.
- n. Tie-downs and ground anchors shall secure all manufactured homes to a permanent foundation, in conformance with the regulations of the Missouri Public Service Commission and the Planning and Zoning Commission of the City of Plattsburg, Missouri. Anchors shall be provided at least at each corner of the manufactured home and each anchor shall be able to withstand a tension force of at least 4,800 pounds. The cable or other device connecting the manufactured home and anchor shall be able to withstand a tension of at least 4,800 pounds.
- o. Manufactured homes may be inspected by the zoning administrator or their designee to assure the unit is habitable. Any manufactured home found to be un-inhabitable shall not be allowed within the incorporated city limits of Plattsburg, Missouri. Removal of any such un-inhabitable manufactured home shall be removed at the owner's expense.

p. Manufactured homes shall require a permit issued by the City of Plattsburg to be placed in a Manufactured Home Park within the incorporated city limits. The zoning administrator or their designee may require an inspection of the unit prior to installation.

q. The permit issued by the City of Plattsburg for the placement of manufactured homes shall be \$250.00 per unit.

r. Any person violating any of the provisions of this Chapter, or any lawful rules or regulations promulgated pursuant thereto, upon conviction, shall be punished by a fine of not less than ten dollars (\$10.00) nor more than one hundred dollars (\$100.00); provided that each day's violation thereof shall be a separate offense for the purpose hereof.

SECTION 5. SERVICE BUILDINGS.

1. Service buildings, if provided, housing sanitation and laundry facilities or any such facilities shall be permanent structures complying with all applicable regulations and statutes regulating buildings, electrical installations and plumbing and sanitation systems.

2. All service buildings, if provided, and the grounds of the park 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 constitute a nuisance.

3. Service buildings and parking related to the service operations shall not occupy more than five percent of the area of the park and shall be located, designed and intended to serve frequent trade or service needs of persons residing in the park and shall present no visible evidence of their commercial character from any portion of any residential district outside the park.

SECTION 6. LOADING AND UNLOADING REGULATION. (See the article on Parking and Loading Regulations.)

SECTION 7. PARKING REGULATIONS. Off-street parking is not required in this district for existing structures. Any new structures shall comply with the requirements of the Article on Parking and Loading Regulations.

SECTION 8. SIGN REGULATIONS. (See Article on Sign Regulations.)

SECTION 2: That the existing Plattsburg Zoning Code Article IV, Districts and Boundaries, Item "M-P" Manufactured Home Park District be repealed and replaced by the amendment as stated above.

SECTION 3: This ordinance shall be in full force and effect from and after its passage and approval by the Board of Aldermen of Plattsburg, Missouri.

SECTION 4: The City Clerk is hereby authorized to correct any scrivener's errors made in this amendment to the Planning and Zoning Code.


READ TWICE BY TITLE ONLY, PASSED, APPROVED AND ADOPTED THIS 13th DAY OF MAY, 2024 BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF PLATTSBURG, MISSOURI.

BY A VOTE OF 4 IN FAVOR, 2 OPPOSED AND 0 ABSTAINING



David Jett, Mayor

ATTEST:



Lisa A. Read, City Clerk