

**BILL NO. 24-16**

**ORDINANCE NO. 2281**

**AN ORDINANCE OF THE CITY OF WARRENTON, MISSOURI, IMPOSING A MORATORIUM ON THE PLACEMENT OF MOBILE HOMES OR MANUFACTURED HOMES OLDER THAN 10 YEARS WITHIN ITS MUNICIPAL BOUNDARIES**

WHEREAS, several manufactured homes and mobile homes are located within the City of Warrenton's (the "City") municipal boundaries; and,

WHEREAS, mobile homes and manufactured homes provide affordable housing opportunities to individuals and families residing within the City limits; and,

WHEREAS, the City is responsible for passing ordinances that regulate the health, morals, safety and general welfare of its citizens; and,

WHEREAS, the City recognizes the need to develop comprehensive plan policies, land development regulations and programs to preserve affordable housing opportunities that promote the health, morals, safety, and general welfare of its citizens; and,

WHEREAS, the City desires to review and study ordinances adopted by surrounding communities that prohibit the placement of mobile and manufactured homes older than 10 years within their respective cities to determine if such regulations preserve affordable housing opportunities that promote the health, morals, safety and general welfare of its citizens; and,

WHEREAS, the City desires to utilize this moratorium as a temporary measure to facilitate governmental decision-making, study and the adoption of land use regulations that preserve affordable housing opportunities that promote the health, morals, safety and general welfare of its citizens.

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

**SECTION I:** The above recitals are true, correct and incorporated herein by this reference.

**SECTION II:** During the time that this Ordinance is in effect as specified herein, it shall be unlawful for any person or corporation to place a mobile or manufactured home older than ten (10) years within the municipal limits of the City; and,

**SECTION III:** During the time that this Ordinance is in effect as specified herein, there shall be a moratorium upon the connection of any City water or sewer service to any mobile home or manufactured home older than ten (10) years placed in the City after the effective date of this Ordinance.

**SECTION IV:** Absent further action by the Board of Aldermen, the provisions of this Ordinance shall lapse and be of no further effect as of one hundred and twenty days (120) days after the effective date of this Ordinance.

SECTION V: Any individual, corporation or property owner aggrieved by this Ordinance may appeal to the Board of Aldermen to request utility connections. The Board of Aldermen shall consider the hardship of the petitioner and any other relevant factors of the petitioner. Any appeal filed by an aggrieved party shall be heard by the Board of Aldermen within 21 days of the acceptance by the City of the aggrieved party's appeal.

SECTION VI: If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by a judgment of a court of competent jurisdiction, as to which no further appeal right exists, such portion shall be deemed separate, distinct and independent provision and such holding shall not affect the validity or remaining portions hereof.

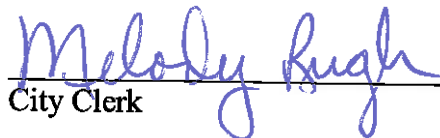
SECTION VII: All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

SECTION VIII: This Ordinance shall take effect and be in full force from and after passage and approval thereof.

READ TWO TIMES AND PASSED by the Board of Aldermen of the City of Warrenton, Missouri, this 21st day of June, 2016.

  
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President of the Board of Aldermen

ATTEST:

  
\_\_\_\_\_  
City Clerk

APPROVED BY THE MAYOR of the City of Warrenton, Missouri, this 21st day of June, 2016.

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk