

STURGEON CITY CODE

CHAPTER 13: MANUFACTURED HOMES

Section 13.100 Definitions.

For the purposes of this code the following words and/or phrases will have the meaning indicated below.

Manufactured Home shall mean any mobile home or other residential structure which:

1. Is factory built, or
2. When in the traveling mode, is eight (8) feet or more in width or forty (40) feet or more in length, or
3. When erected on site, contains three hundred twenty (320) or more square feet of floor space and is equipped with necessary service connections and is made so as to be readily moveable as a unit on its own running gear and designed to be used as a single-family dwelling unit or units with or without a permanent foundation.

(Ord. 712, Sec. 2, Approved and Effective February 22, 2010; Ord. 591, Sec. 2, Approved and Effective June 25, 2001, Repealed)

Section 13.105 Location of Manufactured Homes.

It shall be unlawful for any persons to place or maintain a manufactured home at any location within the City of Sturgeon, Missouri, except within an area specifically zoned by City codes for the placement and maintenance of manufactured homes.

(Ord. 712, Sec. 3, Approved and Effective February 22, 2010; Ord. 591, Sec. 3, Approved and Effective June 25, 2001, Repealed)

Section 13.110 Pre-existing Non-Conforming Structures.

Any manufactured home established prior to the effective date of this code in an area not zoned for manufactured homes shall be permitted to remain and may be maintained at such established locations, so long as such non-conforming use shall continue uninterrupted; provided however that no enlargement of such structure shall be permitted.

(Ord. 712, Sec. 4, Approved and Effective February 22, 2010; Ord. 599, Sec. 1, Approved and Effective January 28, 2002, Repealed; Ord. 591, Sec. 4, Approved and Effective June 25, 2001, Repealed)

Section 13.115 Replacement of Non-Conforming Structures

The owner of such pre-existing non-conforming manufactured home shall be permitted to replace such non-conforming unit with another manufactured home provided that:

1. The replacement unit is no more than seven (7) years old according to its manufactured date.
2. That a building permit is obtained from the appropriate authority conducting the inspection.
3. The replacement unit is set and located in such a way that it will comply with any and all set-back requirements and building codes within the City zoning codes.

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4. The replacement unit has been built in accordance with a recognized building code.
5. The elapsed time from when the old unit is removed from its original position to when the replacement unit has been set in place shall not exceed forty-five (45) days. A final building inspection (final occupancy permit) shall be issued within sixty (60) days.
6. Foundation standards will be set according to the specification of the appropriate authority conducting the inspections.
7. The minimum square footage of the replacement unit shall be at least 960 square feet or larger.

(Ord. 712, Sec. 5, Approved and Effective February 22, 2010; Ord. 599, Sec. 2, Approved and Effective January 28, 2002, Repealed; Ord. 591, Sec. 5, Approved and Effective June 25, 2001, Repealed)

Section 13.120 Conflict with other codes.

Any existing code or codes in conflict with this code is hereby amended to conform to this code.

(Ord. 712, Sec. 6, Approved and Effective February 22, 2010, New)

Section 13.125 Punishment and Fines.

Violation of this code shall constitute a misdemeanor punishable by a fine (For current rates see Chapter 25 - Deposits, Fees & Charges, Section 25.450) and/or confinement of up to ninety (90) days for each day such violation shall continue to exist.

(Ord. 712, Sec. 7, Approved and Effective February 22, 2010, New)