

## Chapter 415

### MANUFACTURED/MOBILE HOME REGULATIONS

**Section 415.010. Intent.** [Ord. No. 227 §1, 10-4-1999; Ord. No. 278, 10-9-2006]

The intent of this Chapter on manufactured homes is to provide medium-density manufactured home opportunities and to protect the quality of life for residents of manufactured homes. Within this Chapter are regulations for individual manufactured home sites and for manufactured home parks. Individual manufactured homes may be located in "R-1M", "R-2" and "R-3" District residential areas. Chapter 410, Subdivision Regulations, will apply to manufactured home parks.

**Section 415.020. through Section 415.030. (Reserved)** <sup>1</sup>

**Section 415.040. License Required, Manufactured Home Park and Individual Manufactured Homes.** [Ord. No. 227 §1(94.710), 10-4-1999; Ord. No. 279, 10-9-2006]

It all be unlawful for any person to maintain or operate a manufactured home park unless such person shall first obtain a license therefor and maintain such license in a currently valid status thereafter. All other manufactured homes will require a building permit.

**Section 415.050. Application For Licenses.** [Ord. No. 227 §1(94.720), 10-4-1999; Ord. No. 280, 10-9-2006]

A. *Application For Initial Licenses, Manufactured Home Park.* An application for an initial manufactured home park license shall be filed with the Planning and Zoning Commission. The application shall be in writing, signed by the applicant, and shall include a plat of the manufactured home park and plans for indicated improvements according to Section 410.150 and Section 410.240, Subdivision Regulations.

1. The Planning and Zoning Commission shall investigate and review the application and the proposed plans and specifications. If the proposed manufactured home park will be, when constructed or altered in accordance with such plans and specifications, in compliance with the applicable ordinances and Statutes, the Planning and Zoning Commission shall recommend to the Board of Aldermen the approval of the application, and upon approval by the Board and completion of the park according to the plans, the Board shall issue the license.

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<sup>1</sup>. Editor's Note—Ord. no. 280 adopted October 9, 2006, repealed section 415.020 "Definitions" and section 415.030 "Manufactured Homes—Permitted Locations" in their entirety. Former sections 415.020—415.030 derived from ord. no. 227 §1(94.020),(94.700), 10-4-1999.

2. *Application for renewal license.* Upon application in writing by a licensee for renewal of a license and upon payment of the annual license fee and upon approval of the Planning and Zoning Commission, the Board of Aldermen shall issue a certificate renewing such license for another year.
3. *Application for transfer of license.* Upon application in writing by a licensee for transfer of a license and upon payment of the transfer fee and upon approval of the Planning and Zoning Commission, the Board of Aldermen shall approve such transfer.

**Section 415.060. Fees.** [Ord. No. 227 §1(94.730), 10-4-1999]

- A. The annual license fee for each manufactured home park shall be fifty dollars (\$50.00), due the first (1st) day of January and delinquent the last day of February.
- B. The fee to transfer a license for a manufactured home park shall be twenty-five dollars (\$25.00).
- C. The license of a delinquent licensee shall become invalid as of the date such delinquency occurs.

**Section 415.070. Revocation and Reinstatement of Manufactured Home Park Licenses.** [Ord. No. 227 §1(94.740), 10-4-1999]

The Board of Aldermen may revoke any license for placement of a manufactured home or any license to maintain and operate a park when the licensee has been found guilty by a court of competent jurisdiction of violating any provision of these regulations or other applicable ordinances or Statutes. After such cause for conviction has been remedied and the Board of Aldermen have reason to believe that the manufactured home or manufactured home park will be maintained and operated in full compliance with the law, such license may be reinstated.

**Section 415.080. Plan and Site Regulations For Manufactured Home Parks.** [Ord. No. 227 §1(94.750), 10-4-1999]

- A. All applications for a manufactured home park license involving construction of a new park or modification of an existing park will be governed by Chapter 410, Subdivision Regulations.
- B. Manufactured home parks shall comply with the following additional requirements:
  1. Minimum lot sizes shall be seven thousand five hundred (7,500) square feet in area with a minimum width of fifty (50) feet and minimum depth of one hundred (100) feet. Lots irregular in size and those fronting on a cul-de-sac may be permitted upon application to the Planning and Zoning Commission and presentation of a plat thereof.
  2. Every manufactured home park shall contain at least three (3) acres of land with direct access to public street right-of-way containing a width of a least forty (40) feet.

3. Each manufactured home shall be skirted completely with an access door to the crawl space.
4. The plan boundaries of the manufactured home park shall be a minimum of twenty-five (25) feet from all public rights-of-way and a minimum of twenty-five (25) feet from all other abutting property.

**Section 415.090. Site Regulations For Individual Manufactured Homes.** [Ord. No. 227 §1(94.760), 10-4-1999; Ord. No. 280, 10-9-2006]

- A. All applications for a manufactured home license involving an individual manufactured home shall be accompanied by the following information:
  1. Name and address of the owner and occupant(s); and
  2. Address and location of the site.
- B. (Reserved)
- C. (Reserved)
- D. The hitch, tongue and axles must be removed from all individual manufactured homes. All evidence of tongue, hitch or steel frame must be completely covered from view. (This requirement is to ensure that the individual manufactured home is considered real property for tax purposes.)

**Section 415.100. Fire Protection, Manufactured Home Parks.** [Ord. No. 227 §1(94.770), 10-4-1999]

Every manufactured home park shall be equipped at all times with fire extinguishing equipment in good working order of such type, size and number and so located within the park as to satisfy applicable reasonable regulations of the Fire Department. No open fires shall be permitted at any place which may endanger life or property. No fire shall be left unattended at any time.

**Section 415.110. Construction Standards.** [Ord. No. 227 §1(94.780), 10-4-1999; Ord. No. 280, 10-9-2006]

- A. All manufactured homes must be constructed according to the current standards established by the United States Department of Housing and Urban Development for constructing such structures and shall bear a seal issued by the U.S. Department of Housing and Urban Development as required by the Revised Statutes of Missouri, Chapter 700, prior to any such structure being set up in the corporate limits of the City of Diamond.
- B. All manufactured housing units shall:
  1. (Reserved)
  2. Have a minimum of two (2) concrete slabs or ribbons eighteen (18) inches wide and eighteen (18) inches deep capable of carrying the weight and of sufficient length to support all blocking points of the manufactured home.

3. Be blocked at a maximum of ten (10) foot centers under the beams or in accordance with the current Manufactured Home and Recreational Vehicle Code and in accordance with the manufacturer's guidelines.
  4. Be secured to the ground by tie-downs and ground anchors in accordance with the current Manufactured Home and Recreational Vehicle Code and in accordance with the manufacturer's guidelines.
- C. All manufactured home sites shall provide at least one (1) off-street parking space on the lot on which said structure is set up to be used by the resident of said structure or its guests. Such parking spaces shall have an area of not less than two hundred (200) square feet, exclusive of space necessary to provide access to a street.

**Section 415.120. (Reserved)**<sup>2</sup>

**Section 415.130. Utilities.** [Ord. No. 227 §1(94.800), 10-4-1999]

No manufactured home, modular unit or mobile home shall be hooked up to City utilities until it has been inspected by and received approval from the Building Inspector's being in compliance with this Code and Chapter 700, RSMo.

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<sup>2</sup>. Editor's Note—Ord. no. 280 adopted October 9, 2006, repealed section 415.120 "spacing and access, individual unit" in its entirety. Former section 415.120 derived from ord. no. 227 §1(94.790), 10-4-99. At the editor's discretion, this section has been reserved for the city's future use.