

Mobile Home Ordinance

AN ORDINANCE AMENDING CHAPTER 27: BUILDING PERMITS,
SECTION 27.060: BUILDINGS FOR HUMAN HABITATION SUBSECTION 3
(A) (G) (H)

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

SECTION 27.060: BUILDINGS FOR HUMAN HABITATION

3. Any building or structure to be used as a dwelling for human beings to be placed or constructed in the City of Novinger after passage of this ordinance shall meet the following criteria before a permit is issued.

(A) The structure built to be used as a dwelling when completed will have at least (720) square feet of living area. Living area shall be defined as enclosed area, exclusive of garage or unfinished portions. The dwelling must be on a permanent foundation or blocks with footings with reinforced concrete with a depth of not less than 36 inches below the surface of the ground.

(G) No single wide mobile homes will be permitted to be moved inside the City Limits of the City of Novinger, Missouri.

1. No single wide mobile home that is currently placed in the City Limits of the City of Novinger may be moved to another location in the City Limits of the City of Novinger.

(H) No manufactured home, double wide home or modular home which has been previously condemned may be moved inside the City Limits of Novinger, Missouri. No modular home or manufactured home that is older than 5 years may be moved inside the City Limits of Novinger, Missouri. All modular homes double wide, and manufactured homes must be on a permanent foundation or blocks with footings with reinforced concrete with a depth of not less than 36 inches below the surface of the ground. When requesting a permit, the applicant must bring in front of the Board of Aldermen the following:

1. A copy of the title to modular, double, or manufactured home, as record of year and model.
2. Pictures of each side of modular, double, or manufactured home, pictures of all four sides (floor and ceiling) of each interior room.
3. Plans for permanent foundations, blocks footings and anchoring, per current building code, with anticipated completion dates, not to exceed 90 days.
4. If the modular, double, or manufactured home, permanent foundation, blocks, footings and anchoring is not completed in ninety days, owner must present plans again to the board of aldermen to reevaluate and approve.
5. Board may make a physical inspection of the modular, double, or manufactured home prior to approving permit.
6. Documentation of the modular, double, or manufactured home (pictures, title, and plans) will be kept on file in City Hall, during and after the approval process.

(I) All ordinances and parts of ordinances or codes in conflict, hereafter is repealed.

(J) This ordinance shall be in full force and effective from and after its passage and approval by the City of Novinger's Board of Aldermen.