

AN ORDINANCE AMENDING ORDINANCE 157 ESTABLISHING DEFINITIONS AND ADDITIONAL REGULATIONS RELATING TO THE INSTALLATION OF MOBILE HOMES WITHIN THE CITY LIMITS OF THE CITY OF FOLEY, ESTABLISHING PENALTIES FOR VIOLATIONS THEREOF AND MATTERS RELATED THERETO.

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

Section 1: That on the 15th day of July, 1992, the City of Foley adopted Ordinance No. 157 making certain regulations to the installation of mobile homes within the city limits of the City of Foley and that with the passage of time, applicable codes and standards have developed relating to the use and conditions of mobile homes and the City desires to update Ordinance No. 157 accordingly. As such, the City amends Ordinance No. 157 by the addition of the additional sections.

Section 1.1: That for the purpose of this Ordinance, a mobile home shall mean a structure transportable in one or more sections which is built on a permanent chassis which is designed for use with or without a permanent foundation when connected to the required utilities.

Section 3.1: That pursuant to the provisions of § 89.02 RSMo. 1996 (As Amended), the City has the power to regulate and restrict various aspects of residential structures and residential lots.

Section 3.2: Due to the special typography of the land area in the City of Foley, mobile homes as defined in here are particularly susceptible to damage and deterioration at a rapid rate, and that the Board feels that the mandatory elevation of mobile homes to comply with applicable flood standards could present a safety and health problem to the residents of the City of Foley.

Section 3.3: That no mobile home shall be allowed into the City of Foley if it would require an elevation in excess of five (5) feet from ground level to bottom of the main beam to comply with the BFE as established in the Federal Flood Plain Ordinance.

Section 3.4: That any person wishing to place a mobile home older than seven (7) years within the city limits of the City of Foley, must petition the Board of Aldermen, in writing, prior to the placement of said mobile home, and the Board shall inspect the mobile home to ensure that it meets the current standards of habitability as required by all its City Codes.

Section 4.1: That all mobile homes shall have full utility service, including water, sewer, electric and/or gas attached in a working order within fifteen (15) days of being moved and located

within the city limits of the City of Foley, Missouri.

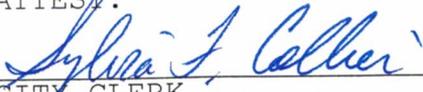
Section 5.1: In the event that any portion of this ordinance shall be found unconstitutional, objectionable, or unenforceable, the remaining portions of the ordinance shall remain in full force and effect.

Section 7: That any person who has a mobile home that is not in compliance with the provisions of this Ordinance may request a variance from the Board of Aldermen. Said variance shall be heard and ruled on by the Board at its next regularly scheduled meeting.

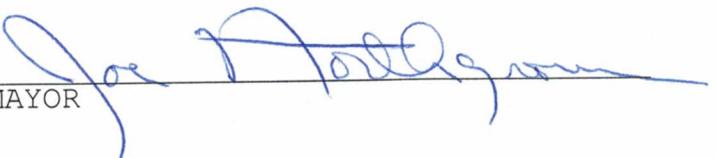
Section 8: This Ordinance shall take full force and effect immediately upon its enactment and approval.

READ THREE TIMES AND APPROVED ON THIS 18th DAY OF August, 1999.


MAYOR

ATTEST:

CITY CLERK

APPROVED BY THE MAYOR OF THE CITY OF FOLEY, MISSOURI, THIS 18th DAY OF August, 1999.


MAYOR

ATTEST:

CITY CLERK