

BILL NO. 4539

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF WEST PLAINS, MISSOURI TO REPLACE THE DEFINITION OF MANUFACTURED HOME, MOBILE HOME AND MODULAR HOME IN SECTION 26-1 OF CHAPTER 26, MANUFACTURED AND MOBILE HOMES IN THE CODE OF ORDINANCES FOR THE CITY OF WEST PLAINS.

WHEREAS, after review the City of West Plains has better defined Manufactured Home, Mobile Home and Modular Home in Section 26-1 of Chapter 26.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST PLAINS, MISSOURI AS FOLLOWS:

Section 1: Section 26-1, Definitions, Chapter 26, Manufactured and Mobile Homes, will be replaced with an updated version. (EXHIBIT A).

Section 2: This Ordinance shall be in full force and in effect after the date of its passage and approval.

PASSED AND APPROVED THIS 20th DAY OF DECEMBER 2017.

CITY OF WEST PLAINS, MISSOURI

BY: _____
MAYOR JACK PAHLMANN

ATTEST:

CITY CLERK MALLORY PREWETT

- **Chapter 26 - MANUFACTURED AND MOBILE HOMES**

- **Sec. 26-1. - Definitions**

- ~~*Manufactured home* means a factory-built structure that is manufactured or constructed under the authority of [42](#) USC 5401, is built on a permanent chassis and is to be used as a place for human habitation, but which is not constructed or equipped with a permanent hitch or device allowing it to be moved other than for the purpose of moving to a permanent site, and which does not have permanently attached to its body or frame any wheels or axles. Any reference in this chapter to manufactured homes shall also include manufactured and mobile homes.~~

~~*Manufactured and mobile home* means a transportable, factory-built home, designed to be used as a year-round dwelling and built prior to enactment of the Manufactured Housing Construction and Safety Standards Act of 1974, 24 CFR part 3280, which became effective June 15, 1976.~~

Manufactured home means a factory-built structure that is manufactured or constructed under the authority of 42 USC 5401, is built on a permanent chassis and is to be used as a place for human habitation, but which is not constructed or equipped with a permanent hitch or device allowing it to be moved other than for the purpose of moving to a permanent site, and which does not have permanently attached to its body or frame any wheels or axles. Any reference in this chapter to manufactured homes shall also include mobile homes.

- *Mobile home* means a transportable, factory-built home, designed to be used as a year round residential dwelling and built prior to enactment of the Federal Manufactured Housing Construction and Safety Standards Act of 1974, which became effective June 15, 1976. In many cases, mobile homes were built to a voluntary industry standard of the American National Standards Institute (ANSI) A119.1 Standards for Mobile Homes. A travel trailer is not to be considered a mobile home.

Modular home means factory-built housing certified as meeting city building codes for modular housing. Once certified by the building department, modular homes shall be subject to the same standards as site-built homes and shall be considered as single-family detached dwellings.