

ORDINANCE NO. 189

AN ORDINANCE OF THE VILLAGE OF FREEBURG, MISSOURI, PERTAINING TO MOBILE HOMES LOCATED WITHIN THE VILLAGE OF FREEBURG, MISSOURI, AND ENACTING NEW PROVISIONS PERTAINING TO THE SAME AND PENALTY PROVISIONS FOR THE VIOLATION THEREOF.

BE IT ENACTED by the Board of Trustees of the Village of Freeburg, Missouri, as follows:

Section 1. Mobile Home and Mobile Home Park - Definitions.

- A. Mobile home is defined as any structure affording shelter, used or capable of being used for human habitation and living as a family dwelling which may be comprised of one or more units, which has been designed and manufactured for transportation on its own wheels and arrival at the site ready for occupancy as a dwelling.
- B. Mobile home community is defined as any lot, area, piece, parcel or plot of land, park or other site where mobile homes are placed, located or maintained, whether for or without compensation.
- C. Unit of land is defined as a section of ground for a mobile home or a mobile home community of not less than four thousand (4,000) square feet, designated with a location for an automobile and one mobile home and not for any other purpose whatsoever.
- D. A mobile home as used in this Ordinance does not include a trailer which is equipped for wheels to be used by persons en route from one locality to the other, commonly known as travel trailer, camping trailer or other similar description. The trailers described herein shall not qualify as a residence nor for the permit described in Section 4. herein.

Section 2. Nonconforming Uses.

- A. Mobile homes presently in existence. All presently existing mobile homes have the right to continue at their present location even though they are outside of an area authorized by the Board of Trustees as a mobile home community or a mobile home location.
- B. Abandonment of mobile home located in a non-designated area. Once a mobile home is removed from an area not designated as a mobile home community or a mobile home location another mobile

home may not be placed on that site unless done so within fifteen (15) days of the original removal and then only if the mobile home is occupied or lived in by the owner of the mobile home which was originally moved. This provision shall be applicable to all mobile homes which are not located in a properly designated mobile home community or location on or before the passage of this Ordinance.

Section 3. Use of Mobile Homes.

Mobile homes may be used as a permanent place of abode or a permanent dwelling for indefinite periods of time and may be permitted as a substitute for permanent dwellings erected for residential purposes if such mobile homes are in compliance with this Ordinance.

Section 4. Permit for Use of Land as Mobile Home Community or Mobile Home Location, Hearing and Notice.

- A. It shall be unlawful for any person to establish, place, maintain, operate, permit or locate any mobile home or any mobile home community on any premises within the Village of Freeburg, Missouri, without first securing a permit from the Board of Trustees of the Village of Freeburg, Missouri.
- B. Any person desiring to establish and thereafter maintain a mobile home community or a mobile home location on any premises in the Village of Freeburg, Missouri, shall file a written application with the Board of Trustees of the Village of Freeburg, Missouri. If such application is made by a person other than the owner of the premises in fee, it shall be made by both the owner of the mobile home and the owner of the premises in fee, all of which shall be duly verified by affidavit.
- C. Every application shall state the name and address of the owner of the premises in fee, the owner of the mobile home and shall include a legal description on which the proposed mobile home community or mobile home location is to be located.
- D. Every such application for a mobile home community or a mobile home location shall describe the general size and scope of the community and location which the applicant desires to establish the mobile home community or mobile home location.
- E. No permit for a mobile home community or a single