

FIRST READING: _____
BILL NO. 23-011

SECOND READING: _____
ORDINANCE NO. 202323-011

AN ORDINANCE AMENDING SECTION 410.020 OF THE SPARTA CITY ORDINANCES

BE IT ORDAINED BY THE BOARD OF ALDERMAN OF THE CITY OF SPARTA, MISSOURI, AS FOLLOWS:

WHEREAS, the City of Sparta has in place Ordinance Number 410.020 dealing with mobile homes located within the city limits of Sparta; and

WHEREAS, Section 410.020(c) presently restricts mobile homes from being brought into the City that are older than a 1985 model; and

WHEREAS, the City has determined that it is in the best interest of the City, and its residents, that the City restrict the placement of mobile homes in the City to models built within the last fifteen (15) years from the request to place mobile homes within the city limits.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMAN OF THE CITY OF SPARTA, CHRISTIAN COUNTY, MISSOURI, AS FOLLOWS:

SECTION 1. Section 410.020(c) is hereby amended to read as follows:

Chapter 410. Mobile Homes

Section 410.020. Minimum Lot Size; Limitation Imposed on Mobile Homes or Manufactured Homes.

- A. No mobile home shall be placed on any lot or tract within the City of Sparta except in the mobile home parks or mobile home communities that exist [~~are existing~~] in the City of Sparta as of the date of passage of this Chapter.
- B. As to those mobile homes or manufactured homes which are currently placed on lots or tracts within the City as of the date of passage of this Chapter, they shall be allowed to remain in place as is.
- C. Whenever an existing mobile home or manufactured home is removed from any lot or tract, including those located in an established mobile home park or mobile home community, then that mobile home or manufactured home which is removed may be replaced by a mobile home or manufactured home, but only with an upgrade mobile home or manufactured home. This Section specifically refers to mobile homes which may be destroyed by fire, wind, etc., or which are replaced by the owner for any other reason. "Upgrade" shall be defined for purposes

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of this Chapter to mean the replacement of the existing mobile home, which was destroyed or moved, **with a mobile home no older than fifteen (15) years from the date the request to place the mobile home within the city limits. The mobile homes** must be [~~or no older than a 1985 model but no older than the one removed if newer than fifteen (15) years old and~~] skirted, of the same size or larger and in a condition which is at least as good as the condition of the mobile home or manufactured home which was removed or destroyed or is in better condition. Replacement pursuant to this Subsection may occur only if the lot is maintained, mowed and not trash or debris is allowed to accumulate on the vacant lot or no replacement mobile home or manufactured home can be placed thereon.

D. Manufactured homes must have wheels, axles and tongue removed and placed on a permanent foundation that extends to the outer walls of the manufactured home and must appear like other structured homes in the community. Manufactured homes must have a gable roof with shingles, or standard metal roofing, must be at least twenty-four (24) feet wide and must have a good appearance.

E. The Board of Alderman shall have the right to inspect and approve the proposed replacement mobile home or manufactured home and approve or disapprove the proposed replacement in its sole discretion.

NOTE: Language that is **Bold and Underlined** has been added and language that has been [~~struck through and bracket~~] shall be deleted.

SECTION 2. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed insofar as they do conflict.

SECTION 3. This ordinance being necessary for the preservation of the public peace, health, and safety of the citizens of the City of Sparta, Missouri, and this ordinance shall be in force and take effect from and after the date of its passage and approval.

THE TERMS OF THIS ORDINANCE SHALL TAKE EFFECT FROM AND AFTER ITS PASSAGE BY THE BOARD OF ALDERMEN AND ITS APPROVAL BY THE MAYOR, CITY OF SPARTA, CHRISTIAN COUNTY, MISSOURI.

APPROVED THIS 12 DAY OF September, 2023.

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	<u>AYE</u>	<u>NAY</u>	<u>ABSENT</u>
Alderman Jarett Iorg	<u>✓</u>	_____	_____
Alderman James Campbell	<u>✓</u>	_____	_____
Alderman Amy Hammons	<u>✓</u>	_____	_____
Alderman Jeb Buschman	<u>✓</u>	_____	_____

PASSED THIS 12 DAY OF September, 2023.

CITY OF SPARTA,

Misty Holt
MISTY HOLT, MAYOR

n/a
Kenneth P. Reynolds, City Attorney

[SEAL]

ATTEST:
Beckie Vessar
Beckie Vessar, City Clerk