

AN ORDINANCE AMENDING THE VILLAGE OF INNSBROOK ZONING ORDER TO EXCLUDE MOBILE, MODULAR, AND MANUFACTURED HOMES FROM ALL OF THE VILLAGE ZONING CLASSIFICATIONS. THIS AMENDMENT ALSO REPLACES ALL CURRENT DEFINITIONS WITH RESPECT TO MOBILE, MODULAR, AND MANUFACTURED HOMES WITHIN THE VILLAGE OF INNSBROOK WITH THE FOLLOWING DEFFINITIONS

WHEREAS, the Board of Trustees of the Village of Innsbrook, Warren County, Missouri, after having placed a 180 day moratorium to solicit public input and develop regulations to promote the general health, welfare, and safety of the citizens of the Village of Innsbrook; and

WHEREAS, under the provisions of Section 89.050 of the Revised Statues of Missouri a public hearing was duly published and held by the Village of Innsbrook on May 4th, 2004; and

WHEREAS, at said public hearing all interested persons, corporations, and political subdivisions were given an opportunity to be heard and were heard, and were given an opportunity to present evidence and did so; and

WHEREAS, the Board of Trustees after hearing evidence regarding the proposed change to the Zoning Order determined that the proposed change to the Zoning Order was essential to promoting the general health, welfare, and safety of the citizens of the Village of Innsbrook; and

WHEREAS, the Board of Trustees of the Village of Innsbrook desires to plan for the orderly future development and to preserve, protect, and enhance the aesthetics of the Village of Innsbrook's natural resources and scenic beauty; and

WHEREAS, the Board of Trustees of the Village of Innsbrook desires to minimize negative impacts of incompatible uses and higher density developments on neighboring properties; and

WHEREAS, no less than fourteen (14) days have elapsed since the date of the public hearing and no objections have been filed with the Village of Innsbrook against said change to the Zoning Order; and

WHEREAS, a copy of the proposed Ordinance has been available for public inspection prior to its consideration by the Board of Trustees.

WHEREAS, the Board of Trustees of the Village of Innsbrook now determines that the exclusion of manufactured homes, manufactured home subdivisions and parks, and recreational vehicle parks, as defined below, would be in the best interests of the citizens of the Village of Innsbrook;

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF INNSBROOK, WARREN COUNTY, MISSOURI AS FOLLOWS:

MANUFACTURED HOME: A factory-built structure or structures sealed by the U.S. Department of Housing and Urban Development which, in the traveling mode, is eight (8) body feet or more in width or forty (40) body feet or more in length or, when erected on site, contains three hundred twenty (320) or more square feet equipped with the necessary service connections and made so as to be readily movable as a unit or units on its or their own running gear and designed to be used as a dwelling unit or units with or without a permanent foundation. The phrase "without a permanent foundation" indicates that the support system is constructed with the intent that the manufactured home placed thereon may be moved from time to time at the convenience of the owner. A title is issued for a manufactured home.

MOBILE HOME OR MOBILE HOME STRUCTURE: A movable or portable vehicular structure designed and constructed for permanent occupancy, having integral plumbing, electrical and mechanical systems, and so designed and constructed as to permit its transport on wheels, temporarily or permanently attached to its own chassis, from the place of its construction to the location of subsequent locations at which it is intended to be occupied, connected to utilities for year-round occupancy, and having no need for a permanent foundation. (Does not include recreational vehicles or travel trailers.) This definition applies to units constructed prior to June 15th, 1976. A title is issued for mobile home.

MOBILE HOME, DEPENDENT: A mobile home, or travel trailer, which does not have a flush toilet or a bathtub or shower.

MOBILE HOME, INDEPENDENT: A mobile home, or travel trailer, having a flush toilet and a bathtub or shower.

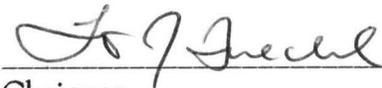
MOBILE HOME LOT: Any area, tract, site or plot of ground within a mobile home community or mobile home park designed to accommodate one (1) mobile home as herein defined and the accessory uses thereto.

MODULAR BUILDING OR MODULAR BUILDING STRUCTURE: A completely assembled and erected building designed and constructed in a factory for permanent occupancy, composed of two (2) or more prefabricated modules arranged and united together at the building site into one (1) integral structure, having need of a perimeter

formation permanent foundation; characteristic of modular buildings, the roofing and siding are applied at the building site concealing the junction or union of the modules and when completed and ready for occupancy the exterior appearance is such that the building is superficially and indistinguishable from a conventionally built building. The building once arranged and joined as one (1) integral structure shall be virtually incapable of being separated again into the component module parts for repeated transport to subsequent locations. It shall meet building codes and be considered real property. The term shall include buildings, designed and intended for dwelling, business, educational or industrial uses; the term shall exclude "double-wide mobile homes" which, in brevity, are by design and construction movable or portable vehicular structures having no need of a permanent foundation and are capable of being separated again for repeated towing. If title is issued it shall be classified as a mobile/manufactured home.

PREFABRICATED MODULE: A built up combination of prefabricated building sub-assemblies (consisting of at least the floor, walls, and ceiling) constructed and arranged forming an attachable cell or set of rooms which is of closed construction, designed and intended to be transported without need of its own chassis from the place of its manufacture to the building site where it is to be arranged and united with one (1) or more other such cells or units of rooms forming a modular building.

This Bill was passed and approved this 1st day of June, 2004, by the Board of Trustees of the Village of Innsbrook after having been read by title or in full two times prior to passage.


Chairman

ATTEST:


Village Clerk