

**AN ORDINANCE AMENDING THE VILLAGE OF INNSBROOK ZONING ORDER TO EXCLUDE MOBILE, MODULAR AND MANUFACTURED HOMES FROM ALL OF THE VILLAGE OF INNSBROOK ZONING CLASSIFICATIONS.**

WHEREAS, The Board of Trustees of the Village of Innsbrook, Warren County, Missouri, after having placed a ninety (90) 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 Statutes of Missouri a public hearing was duly published and held by the Village of Innsbrook on April 1, 2008;

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 is essential to promote the general health, welfare and safety of the citizens of the Village of Innsbrook; and

WHEREAS, the Board of Trustees desire 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 desires to minimize negative impacts of incompatible uses, higher density, traffic, parking and property values on neighboring properties; and

WHEREAS, the Board of Trustees determined that an important part of maintaining the health, welfare and safety of its citizens is to cooperate and coordinate with regulatory authorities, including but not limited to the State of Missouri, the Department of Natural Resources, Warren County, the Wright City Fire District and relevant neighborhood associations; and

WHEREAS, the Board of Trustees desires to maintain the health, welfare and safety of its citizens by requiring a standard of construction quality that complies with government bodies regulatory authority; and

WHEREAS, the Board of Trustees desires to maintain the health, welfare and safety of its citizens by allowing only construction methods that provide regulatory authorities the opportunity for site inspection during all phases of construction; 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;

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 now determines that the exclusion of manufactured homes, manufactured homes subdivisions and parks, mobile homes, mobile home subdivision or parks, prefabricated homes and prefabricated subdivisions and parks would be in the best interest of the citizens of the Village of Innsbrook;

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

SECTION I. The Zoning Ordinance of the Village of Innsbrook, is hereby amended by adding new heading 4.2.7 and subsequent sub-headings:

4.2.7 USES SPECIFICALLY PROHIBITED:

The following uses are specifically prohibited:

4.2.7.1 Manufactured homes.

4.2.7.2 Mobile homes.

4.2.7.3 Modular building.

4.2.7.4 Prefabricated module.

SECTION II. The Zoning Ordinance of the Village of Innsbrook, is hereby amended by adding new heading 4.3.7 and subsequent sub-headings:

4.3.7 USES SPECIFICALLY PROHIBITED:

The following uses are specifically prohibited:

4.3.7.1 Manufactured homes.

4.3.7.2 Mobile homes.

4.3.7.3 Modular building.

4.3.7.4 Prefabricated homes.

SECTION III. The Zoning Ordinance of the Village of Innsbrook, is hereby amended by adding new heading 4.4.7 and subsequent sub-headings:

4.4.7 USES SPECIFICALLY PROHIBITED:

The following uses are specifically prohibited:

4.4.7.1 Manufactured homes.

4.4.7.2 Mobile homes.

- 4.4.7.3 Modular building.
- 4.3.7.4 Prefabricated homes.

SECTION IV. The Zoning Ordinance of the Village of Innsbrook is hereby amended by adding new heading 4.5.6 and subsequent sub-headings:

4.5.6 USES SPECIFICALLY PROHIBITED:

The following uses are specifically prohibited:

- 4.5.6.1 Manufactured homes.
- 4.5.6.2 Mobile homes.
- 4.5.6.3 Modular buildings.
- 4.5.6.4 Prefabricated homes.

SECTION V. The Zoning Ordinance of the Village of Innsbrook is hereby amended by adding new heading 4.6.7 and subsequent sub-headings:

4.6.7 USES SPECIFICALLY PROHIBITED:

The following uses are specifically prohibited:

- 4.6.7.1 Manufactured homes.
- 4.6.7.2 Mobile homes.
- 4.6.7.3 Modular buildings.
- 4.6.7.4 Prefabricated homes.

SECTION VI. The Zoning Ordinance of the Village of Innsbrook is hereby amended by adding new heading 4.7.7 and subsequent sub-heading:

4.7.7 USES SPECIFICALLY PROHIBITED:

The following uses are specifically prohibited:

- 4.7.7.1 Manufactured homes.
- 4.7.7.2 Mobile homes.
- 4.7.7.3 Modular buildings.
- 4.7.7.4 Prefabricated homes.

SECTION VII. All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

