

Chapter 400

MOBILE HOMES AND MOBILE HOME PARKS

Section 400.010. Mobile Home Defined. [Ord. No. 16 §6, 2-10-1975]

As used in this Chapter, the following terms shall have these prescribed meanings:

MOBILE HOME — Any structure used for living, sleeping, business or storage purposes, having no foundation other than wheels, blocks, skids, jacks, horses, or skirting and which has been or reasonably may be equipped with wheels or other devices for transporting the structure from place to place, whether by motive power or other means. The term "*mobile home*" shall include trailer home, camp car and house car. This definition shall not apply to any vehicle lawfully operated upon fixed rails.

Section 400.020. Location of Mobile Homes On Platted Lots. [Ord. No. 16 §§1 — 4, 2-10-1975]

- A. No mobile home shall be placed upon any platted lot within the City of Wellington, Missouri, on which a dwelling is in existence.
- B. No more than one (1) mobile home shall be placed upon any platted lot within the City of Wellington, Missouri.
- C. No more than one (1) mobile home shall be placed upon any platted land within the City of Wellington, Missouri, of less than six thousand (6,000) square feet in size.
- D. The provisions of Subsections (A), (B), and (C) above does not apply to the placing of mobile homes in designated mobile home parks which meet the requirements as hereinafter set out and approved by the Board of Aldermen.

Section 400.030. Mobile Home Requirements. [Ord. No. 16 §5, 2-10-1975]

All mobile homes shall have a flush toilet, bath or shower and shall be connected to an approved sanitary sewer system.

Section 400.040. Mobile Home Parks. [Ord. No. 16 §7, 2-10-1975]

- A. Mobile home parks shall conform to the following requirements and shall be approved by the Board of Aldermen of the City of Wellington, Missouri.
 - 1. Mobile home parks hereinafter approved shall provide for an area for each mobile home space of not less than twenty-five (25) feet in width and for an area of not less than one thousand (1,000) square feet.
 - 2. Mobile homes shall be so harbored on each space so that there shall be at least fifteen (15) feet of clearance between mobile homes.

3. All mobile home spaces shall abut upon a driveway of not less than twenty (20) feet in width, which shall have unobstructed access to any public street, alley or highway. In no instance shall a mobile home or accessory building be located closer than thirty-five (35) feet from the centerline of the travelway.
4. An approved septic or sewer system shall be supplied for each mobile home space and each mobile home placed upon said space shall be connected to said approved septic or sewer system.

Section 400.050. Provisions Not Applicable — When. [Ord. No. 16 §8, 2-10-1975]

Mobile homes situated upon lands within the City limits as of the effective date of this Chapter (February 10, 1975), shall not be subject to the provisions hereof, provided however, that in the event said mobile homes are moved or replaced they shall become subject to the provisions of this Chapter.

Section 400.060. Violation and Penalty. [Ord. No. 16 §9, 2-10-1975]

The owner or agent of the mobile home or the owner or agent of the premises upon which a violation of the provisions of this regulation has been committed or shall exist; or the lessee or tenant of a mobile home or premises in or upon which a violation of this regulation has been committed or shall exist; or the agent, architect, building contractor or any other person who commits, takes part or assists in any violation or who maintains any mobile home or premises upon which a violation has been committed or shall exist, shall be deemed guilty of an ordinance violation punishable by a fine of not less than ten dollars (\$10.00) nor more than one hundred dollars (\$100.00). Each and every day that such violation continues shall constitute a separate offense, but if the offense be willful on conviction thereof, the punishment shall be not less than one hundred dollars (\$100.00) for each day that such violation shall continue.