

BILL NO: _____

ORDINANCE NO: _____

AN ORDINANCE APPROVING AMENDMENTS TO CHAPTER 6 – BUILDINGS AND BUILDING REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KIRKSVILLE MISSOURI TO ALLOW THE PLACEMENT OF MINI-HOUSES IN MOBILE HOME PARKS.

WHEREAS, Mobile Home Park owner Doyle Dover requested approval for a variance to allow the placement of "Mini-Houses" in mobile home parks in the City of Kirksville to fill a void in the need for lower cost housing options in the City; and

WHEREAS, Mini-Houses could be smaller than 750 square feet for a single family home which is not allowed by City Code; and

WHEREAS, these Mini-Houses would still require a building permit and would have to be constructed by a licensed contractor, inspected and approved by City Codes Department before occupancy; and

WHEREAS, a Public Hearing was held on July 8, 2015 before the Planning and Zoning Commission at which no persons spoke in opposition of this request; and

WHEREAS, after due consideration the Planning and Zoning Commission voted to recommend a change in City Code to allow the placement of Mini-Houses in any mobile home park requesting specific requirements be incorporated into the Code for the placement of Mini-Houses.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KIRKSVILLE, MISSOURI, AS FOLLOWS:

Section 1. That Section 6-87 of Chapter 6, Article VI. One- and Two- Family Dwelling Code be amended establishing requirements for the placement of Mini-Houses in Mobile Home Parks.

That subsection (h) be added to Chapter 6 - Buildings and Building Regulations, Article VI One- and Two-Family Dwelling Code, Sec. 6-87 Amendments as follows:

(h) Mini-House Requirements

- 1) The placement of mini-houses in the City of Kirksville requires that the structure be constructed within the city limits of Kirksville therefore requiring a building permit allowing for the inspection of such home, and the issuance of a final occupancy permit. Placement within a Mobile Home Park shall follow the requirements as set forth in Article III. Manufactured Homes of the Code of Ordinances, Sec. 13-41 Placement permit required, along with the following:**

- a) Habitable space must not be less than 400 square feet.
- b) Must be no less than fourteen feet (14') fire separation between adjacent housing structures.
- c) Each structure must have two off-street hard-surfaced parking spaces designated for that lot of the mobile home park.
- d) Footings, foundation, piers, or concrete slab required.
- e) All structures must have a peaked roof design with gable ends.
- f) Requirements for securing, skirting, utilities and addressing shall follow the requirements outlined in Section 13-42 Manufactured home minimum occupancy requirements.
- g) Relocation of a mini-home from one mobile home park to another mobile home park within the city limits must adhere to Section 13-41. Placement permit required.

This ordinance shall be of full force and effect on the day of passage.

PASSED BY THE CITY COUNCIL AND SIGNED BY THE MAYOR ON THIS 3rd DAY OF AUGUST, 2015.

Richard Detweiler, Mayor

ATTEST:

Vickie Brumbaugh, City Clerk