

## **ORDINANCE 8049**

### **AN ORDINANCE INVOLVING THE PARKING AND PLACEMENT OF MOBILE HOMES AND TRAVEL TRAILERS WITHIN THE CITY OF LOWRY CITY BY ANY PERSON OR ENTITY.**

#### **BE IT ORDAINED BY THE BOARD OF ALDERMEN OF LOWRY CITY, MISSOURI**

##### **SECTION 1. Short Title.**

This ordinance shall be known as the Lowry city Mobile Home and Travel Trailer Restriction Ordinance.

##### **SECTION 2. Definitions.**

- a) "Camping Trailer" shall mean a canvas, folding structure, mounted on wheels and designed for travel, recreation and vacation use.
- b) "Dependent Trailer" shall mean a trailer, which is dependent upon a service building for toilet and lavatory facilities.
- c) "Mobile Home" shall mean a transportable, single-family dwelling unit suitable for year-round occupancy and containing the same water supply, waste disposal, and electrical convenience as immobile housing.
- d) "Motor Home" shall mean a portable, temporary dwelling to be used for travel, recreation and vacation, constructed as an integral part of a self-propelled vehicle.
- e) "Self Contained Trailer" shall mean a trailer which can operate independent of connections to sewer, water, and electric systems, and which contains a water flush toilet, lavatory, shower and kitchen sink, all of which are connected to water storage and sewage holding tanks located within the trailer.
- f) "Travel Trailer" shall mean a vehicular, portable structure built on a chassis, designed to be used as a temporary dwelling for travel, recreational and vacation uses, permanently identified travel trailer by the manufacturer of the trailer and when factory equipped for the road, it shall have a body width not exceeding eight (8) feet and a body length not exceeding thirty-two (32) feet. The term "travel trailer" shall also include camping trailers, motor homes, pick-up coaches.
- g) "Mobile Home Lot" shall mean a parcel of land with no less than sixty (60) feet of street frontage (not to include alleys) for the placement of a single mobile home and for the exclusive use of its occupants.
- h) "Trailer Space" shall mean a parcel of land in a trailer parking area for the placement of a single trailer and exclusive use of its occupants.

##### **SECTION 3. Prohibited Conduct.**

- a) Parking on street generally. It shall be unlawful, within the city limits, for any reason, for any person to place or park any trailer home, mobile home, or travel

trailer on any street, alley, or highway, or other public place, except as provided in Sub Section b.

- b) Emergency or temporary stopping or parking. Emergency or temporary stopping or parking is permitted on any street, alley or highway, for not longer than two (2) hours subject to any other and further prohibitions, regulations or limitations imposed by the traffic and parking regulations or ordinance for that street, alley, or highway.
- c) Parking on private property generally. It shall be unlawful, within the city limits for any person to place or park any trailer home, mobile home, or travel trailer on any tract of land owned or leased by a person, occupied or unoccupied, except as provided in sub-sections d, e, and f.
- d) One travel trailer per lot. Each owner of a tract of land located within the city shall not place or park more than one (1) travel trailer upon his tract of land.
- e) Uninhabited trailers permitted. It shall be lawful for any owner of land or for any lessee of land, either occupied or unoccupied, and located within the city to park or place a travel trailer as defined under this ordinance, upon his land so long as such travel trailer shall not be occupied as a dwelling.
- f) Application for sewer, electrical and water hookups. No sewer, electrical or other usage type hookups will be provided to any mobile home parked within the incorporated limits of the City of Lowry City until the individual or entity who proposes to or has placed and/or parked said mobile home upon said tract, has made an application by that person or entity to the Board of Aldermen of the City of Lowry City. Said application shall set out that the mobile home complies with the minimum housing standards of the Federal Housing Administration, the length, width and model type of the said mobile home. Within thirty (30) days after the approval for application for sewer, electrical, and water hook-ups, the owner of the mobile home shall have said mobile home skirted.
- g) No mobile home shall be henceforth placed on any lot within the City of Lowry City if that mobile home would be more than ten (10) years old when it was proposed to be placed upon said lot. In the event the proposed mobile home would be older than ten (10) years when placed on the lot, a Petition and Request must be filed with the Lowry City Board of Aldermen and their approval obtained before such mobile home may be lawfully placed on the lot.

**PASSED AND APPROVED BY THE CITY, THE BOARD OF ALDERMEN OF  
THE CITY OF LOWRY CITY, MISSOURI, THIS 8<sup>TH</sup> DAY OF OCTOBER 1991.**

Harrison Spurgeon  
Mayor of Lowry City

Ardyth Wilson  
City Clerk