

ORDINANCE NO. 20180507-01

AN ORDINANCE TO AMEND SECTION 9.0403 OF THE 2018 REVISED ORDINANCES OF NEW ENGLAND, RELATING TO ZONING.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NEW ENGLAND:

To change language of Subsection 9.0403(1b) "Residential District – Conditionally Permitted Uses" in order to place restrictions and/or requirements pertaining to mobile or manufactured homes in residential districts. This shall also include updating numbering for existing items that follow within this subsection.

**9.0403 - Residential District (R)**

*from*

1. b. Conditionally Permitted Uses:
  - i. Single family dwelling units; a single building or portion thereof, containing two (2) or more dwelling units
  - ii. ~~Owner occupied manufactured homes on permanent type foundations on platted lots with a minimum square footage of twelve hundred (1,200) square feet. Pre-manufactured and mobile homes are allowed provided that they are placed on a permanent foundation, permanent or properly anchored basement made of concrete, or pier and post foundation. Loose blocks shall not constitute a permanent foundation. Wheels and hitches must be removed.~~
  - iii. ~~No owner occupied manufactured home shall be placed on the owner's lot or lots as a dwelling without the written consent of 2/3 of the owners of record of lands of neighbors within three hundred (300) feet of the proposed dwelling. If 2/3 of such neighbors fail to give written consent of the proposed dwelling, then upon appeal the Board of Adjustment may determine whether the failure of written consent of the requisite number of neighbors was exercised with reasonable consideration with a view to conserving the value of buildings and encouraging the appropriate use of land throughout the City.~~
  - iv. Daycare facilities
  - v. Public facilities including public water and sewage treatment lagoons
  - vi. Wind generating tower
  - vii. Long-term care and group home facilities

to

1. b. Conditionally Permitted Uses:
  - i. Single family dwelling units; a single building or portion thereof, containing two (2) or more dwelling units
  - ii. Mobile or manufactured homes with the following restrictions:
    - (1) Single wide mobile or manufactured homes are not allowed in a residential district.
    - (2) Multiple-family mobile or manufactured homes are not allowed in a residential district.
    - (3) Must be no more than eight (8) years old.
    - (4) Must have a minimum square footage of twelve hundred (1200) square feet.
    - (5) Must be placed on a permanent foundation (e.g. concrete basement, pier and post foundation). Loose blocks shall not constitute a permanent foundation.
    - (6) Must have permanent skirting to aesthetically match the home (e.g. split-face block, lap siding) with at least one access door.
    - (7) Minimum five (5) foot by five (5) foot landing at main entrance.
    - (8) Must have gabled roof.
    - (9) No mobile or manufactured home shall be placed in residential districts as a dwelling without the written consent of two-thirds (2/3) of the owners of record of properties within three hundred (300) feet of the proposed dwelling. Then upon appeal, the Board of Adjustment may determine whether the failure of written consent of the requisite number of neighbors was exercised with reasonable consideration with a view to conserving the value of buildings and encouraging the appropriate use of land throughout the city.
    - (10) Must comply with all other applicable regulations set forth in this Chapter.
  - iii. Daycare facilities
  - iv. Public facilities including public water and sewage treatment lagoons

- v. Wind generating tower
- vi. Long-term care and group home facilities

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MAYOR

ATTEST:

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CITY AUDITOR

CITY SEAL

First Reading:

Second Reading and Final Passage:

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