

ORDINANCE NO. 665

AN ORDINANCE AMENDING DEFINITIONS, RESTRICTIONS, LOT WIDTH, FOUNDATIONS, AND SKIRTING GENERALLY RELATED TO MOBILE HOMES AND MOBILE HOME PARKS; AMENDING SECTION 303.33, SECTION 504.306, SECTION 505.07 OF THE ZONING REGULATIONS, ADOPTED BY ORDINANCE 607, REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GOTHENBURG, DAWSON COUNTY, NEBRASKA AS FOLLOWS:

SECTION 1. (a) A copy of Section 303.33 of the Gothenburg Nebraska Zoning Regulations, as adopted by Ordinance 627 is attached hereto and is incorporated herein by this reference as though fully set forth.

(b) Section 303.33 is hereby amended to read as follows:

303.33 MOBILE HOME PARK: Any area of land upon which one or more mobile homes are parked, connected to utilities and used by one or more persons for living or sleeping purpose and meets all of the requirements of 505.06.

SECTION 2. (a) A copy of Section 504.06 of the Gothenburg Nebraska Zoning Regulations, as adopted by Ordinance 627 is attached hereto and is incorporated herein by this reference as though fully set forth.

(b) Section 504.06 is hereby amended to read as follows:

504.06 HEIGHT AND AREA REGULATIONS: The maximum height and minimum lot requirements within the R-3 Residential District shall be as follows:

	<u>Lot Area</u> (sq.ft.)	<u>Lot</u> <u>Width</u>	<u>Req'd</u> <u>Front</u> <u>Yard</u>	<u>Req'd</u> <u>Side</u> <u>Yard</u>	<u>Req'd</u> <u>Rear</u> <u>Yard</u>	<u>Height</u>
Dwelling, Single- Family,	6,000'	50'	20'	5'	Smaller of 30'	35'
					or 20% of depth	
Dwelling, Two-Family/ Duplex	3,750' per family	60'	20'	5'	Smaller of 30'	35'
					or 20% of depth	
Dwelling, Multi- Family	1,500' per unit	60'	20'	10'	Smaller of 30'	45'
					or 20% of depth	
Manufactured Homes/ Mobile Homes	6,000'	50'	20'	5'	Smaller of 30'	35'
					or 20% of depth	

SECTION 3. (a) A copy of Section 505.07 of the Gothenburg Nebraska Zoning Regulations, as adopted by Ordinance 627 is attached hereto and is incorporated herein by this reference as though fully set forth.

(b) Section 505.07 is hereby amended to read as follows:

505.07 MOBILE HOMES

1. All mobile homes located on individually owned private lots in R-3 or R-4 shall be replaced on a permanent foundation of concrete block or poured reinforced concrete or other comparable foundation. The height of the mobile home floor shall be no more than three (3) feet above grade level. The tongue of the mobile home shall be removed. The area of the mobile home shall improved to provide an adequate and approved foundation for the placement and tie-down of the mobile home, thereby securing the superstructure and the foundation against uplift, frost upheaval, sliding, rotation, or overturning. All of the above requirements must be met or in place before occupancy.

2. Skirting of all mobile homes located within a mobile home park is required. Such skirting shall not attach a mobile home permanently to the ground, but shall be sufficient to withstand wind load requirements and shall not provide a harborage for debris or rodents, nor create a fire hazard.

Such skirting shall be provided with removable access panels sufficient to provided easy access to all utility connection points of the mobile home and its subsequent connection to the utility risers if they are located within the skirted area.

3. For either a permanent foundation or skirting. The mobile home shall be provided with anchors and tie-downs such as cast-in-place concrete "dead men", eyelets imbedded in concrete foundations or runways, screw augers, arrowhead anchors or other devices securing the stability of the mobile home. The tie-downs devices shall be compatible with the foundation system provided for the mobile home such that the tie-down are designed to resist the action of frost in the same manner as the foundation system.

4. A minimum of four (4) anchors and tie-downs shall be placed on each full length of the frame or comply with manufacturer's recommendations and shall be able to resist and design wind pressures. Wheels shall not be for bearing pressures.

SECTION 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

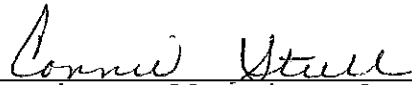
SECTION 5. This ordinance shall become effective from and after it passage, approval and publication as required by law.

Passed and approved this 4th day of Feb, 1997.

CITY OF GOTHENBURG, DAWSON
COUNTY, NEBRASKA


BY 
Richard L. Blase, Mayor

ATTEST:



Connie Stull, City Clerk

APPROVED AS TO FORM:



Michael L. Bacon, City Attorney