

ORDINANCE 927

AN ORDINANCE AMENDING TITLE XV, CHAPTER 152, AMENDING SECTION 152.058 TO MANDATE STANDARDS FOR MANUFACTURED HOMES WITHIN CERTAIN AREAS OF THE CITY; PROVIDING FOR PENALTIES; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

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

Section 1. Title XV, Chapter 152, is hereby amended by amending Section 152.058 of the Gothenburg Municipal Code to read as follows:

§ 152.058 MANUFACTURED HOMES.

All manufactured homes located outside mobile home parks shall meet the following standards.


- (A) The home shall have no less than 900 square feet of floor area.
- (B) The home shall have no less than an 18-foot exterior width.
- (C) The roof shall be pitched with a minimum vertical rise of two and one-half inches of each for each 12 inches of horizontal run.
- (D) The exterior material shall be of a color, material and scale comparable with those existing in residential site-build, single-family construction.
- (E) The home shall have a non-reflective roof material which is or simulates asphalt or wood shingles, tile or rock.
- (F) The home shall have wheels, axles, transporting lights and removable towing apparatus removed.
- (G) Nothing in this section shall be deemed to supersede any valid restrictive covenants of record.
- (H) The home must meet building, electrical, and/or mechanical code requirements adopted by the City,
- (I) In addition to any other foundation that may be required within the structure, the home shall be placed on a permanent foundation of concrete block or poured reinforced concrete or other comparable foundation below any exterior wall of the home.

Section 2. A copy of prior Section 152.058 is attached hereto as Exhibit A and incorporated herein by this reference.

Section 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

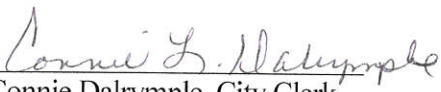
Section 4. This ordinance shall become effective after its posting and publication as provided by law. Passed and approved this 15th day of December, 2015,

City of Gothenburg,



Joyce Hudson, Mayor

ATTEST:



Connie Dalrymple, City Clerk

APPROVED AS TO FORM:



Michael L. Bacon, City Attorney

§ 152.058 MANUFACTURED HOMES.

All manufactured homes located outside mobile home parks shall meet the following standards.
(Ord. 850, passed 8-4-2009, § 619)

(A) The home shall have no less than 900 square feet of floor area.
(Ord. 850, passed 8-4-2009, § 619.01)

(B) The home shall have no less than an 18-foot exterior width.
(Ord. 850, passed 8-4-2009, § 619.02)

(C) The roof shall be pitched with a minimum vertical rise of two and one-half inches of each for each 12 inches of horizontal run.
(Ord. 850, passed 8-4-2009, § 619.03)

(D) The exterior material shall be of a color, material, and scale comparable with those existing in residential site-built, single-family construction.
(Ord. 850, passed 8-4-2009, § 619.04)

(E) The home shall have a nonreflective roof material which is or simulates asphalt or wood shingles, tile, or rock.
(Ord. 850, passed 8-4-2009, § 619.05)

(F) The home shall have wheels, axles, transporting lights, and removable towing apparatus removed.
(Ord. 850, passed 8-4-2009, § 619.06)

(G) Nothing in this section shall be deemed to supersede any valid restrictive covenants of record.
(Ord. 850, passed 8-4-2009, § 619.07)

(H) The home must meet building, electrical, and/or mechanical code requirements adopted by the city.
(Ord. 850, passed 8-4-2009, § 619.08)