

ORDINANCE NO. 22-04

AN ORDINANCE PERTAINING TO MOBILE HOMES AND TINY HOMES; AND
REPEALING ORDINANCES NO. 03-08 AND NO.91-02.

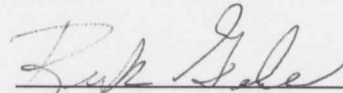
Whereas the governing body has determined there should be no size or age limitations placed upon mobile homes within the City of Grandview Plaza provided the mobile home has passed an inspection of their habitability and conformance with electrical and plumbing codes,

IT IS HEREBY ENACTED AND ORDAINED AS FOLLOWS:

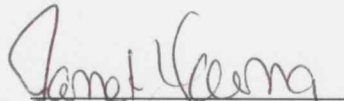
1. Ordinance No. 91-02 pertaining to the size of mobile home brought into the City of Grandview Plaza is hereby repealed.
2. Ordinance No. 03-08 pertaining to the age of mobile homes bought into the City of Grandview Plaza is hereby repealed.
3. Each mobile home located in the City of Grandview Plaza not located on a permanent foundation which encloses the entire area under the mobile home shall be skirted with metal, or wood, or concrete block, or brick or vinyl or pressed wood siding which shall entirely cover the area from the bottom of the unit to the ground on all sides. A door may be located in the "skirting" to provide access to the underside of the mobile home, but such door shall be provided with a proper hasp and locking device and shall be kept closed at all times when not in actual use.
4. Prior to being moved into the City of Grandview Plaza each mobile home that is proposed to be moved into the City shall be inspected by a licensed inspector of mobile homes to insure the following:
 - a. Windows are in good condition and functional,
 - b. Electrical service meets or exceeds that required by the 1994 Uniform Electrical Code,
 - c. The roof is in serviceable condition with no missing shingles and gutters are attached,
 - d. The siding is complete with no holes,
 - e. The skirting is complete with no holes or damage,
 - f. All doors both inside and outside the mobile home are attached and functional,
 - g. The mobile homes plumbing meets or exceeds that required by the 1994 Uniform Plumbing Code,
 - h. The mobile home contains working smoke detectors,
 - i. The subfloor is intact,

- j. The water heater is rated for use in a mobile home.
- 5. Tiny homes are defined as a detached single family dwelling unit having at least 150 square feet of living space that is constructed or mounted on a permanent foundation and is connected to utilities.
- 6. Tiny homes are permitted in the City of Grandview Plaza provided:
 - a. They are attached to a permanent foundation and not on a chassis with wheels,
 - b. They are connected to public utilities, and
 - c. No more than one tiny home may be placed on any lot in an area of the City zoned single family residential.

Adopted by the City Council in regular session this 20th day of September, 2022



Rick Geike, Mayor



Janet Young, City Clerk