



OVERVIEW OF ORDINANCE #241

There has been a lot of chatter about the purpose and origin of Ordinance 241. Over the weekend I reviewed the ordinances leading up to Ordinance 241 and put together a brief overview of their purpose, date approved, who signed, date revised and the reason for the revision. I think it is important for you to know how and why all of this came about and where we are today with the ordinance which, in my opinion, is one of the most powerful ordinances we have in our Code of Ordinances. **Detailed History is Attached.**

You can see that the original was written by Guy Goodson, a longtime well-known local attorney who specializes in municipal law. It originally set up the requirements for a park so that it would be properly constructed, maintained, etc. Its first revision went on to add the restrictions that placed all trailer coaches in a licensed trailer coach park. This protected the community from being inundated with trailer coaches on lots, within the deed restricted subdivisions, that were being developed in the City at the time. It also guaranteed the trailer coach park owner of continued support of that business if its operations continued to meet the inspection that was now authorized under this revised ordinance.

The third revision is one that pretty much threw out everything that had been put in place in #35 and #58 and allowed HUD-Code Manufactured Homes to be placed anywhere in the City at the discretion of City Council. Travel trailers, as living units, were also excluded. Fines were changed to not less than \$50 nor more than \$500 per violation. Where the first two ordinances were 14 page well defined documents, Ordinance 148 was 2 pages.

Ordinance 149 revised Ordinance 148 and returned to the language of Ordinance #58 but changed trailer coach to mobile home and included the requirement for manufactured homes to be located within an approved mobile home/manufactured home park. Also changed fines back to original not less than \$1.00 nor more than \$500.

Ordinance 191 revised 149 just to remove the \$10 per unit fee that was charged in addition to the \$100 license fee to mobile home park owners. Council felt that this was “double dipping” since the property was now being taxed and the City would be receiving revenue from the tax beginning in the 2005-06 fiscal year.

Ordinance 241 revised 191 when Councilman Merendino filed a complaint against Councilwoman Adams because her daughter was temporarily living in her RV on Ms. Adam’s driveway. Ordinance was amended to include definition of recreational vehicle and to include requirements for RVs as living units to be placed within mobile home parks as well.

This is the reason we will need to issue a variance to Ordinance 241 for any resident needing to continue to live in their RV while working on their homes. We need this for new construction, as well, if we want to allow a property owner to live on the property while under construction.

Everyone needs to have some knowledge of how we got to Ordinance 241, basically what it covers and, how important it is to the community that we keep it in place and enforced. It protects our individual investments as well as that of our park owners. Both are vital to the economic health of our community. If you have any questions or need further information, please contact the City or, you can read these ordinances, in their entirety, for yourself.

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