

ORDINANCE NO. 1932
CITY OF LEXINGTON, NEBRASKA

ORDINANCE NO. 1932

AN ORDINANCE TO AMEND SECTIONS 25-2, 25-16, 28-15.4 AND 28-15.9 OF THE LEXINGTON CITY CODE RELATING TO MOBILE HOME PARKS AND MOBILE HOME DWELLING ZONING DISTRICTS, TO CHANGE STANDARDS FOR MOBILE HOME PARKS AND SIZE STANDARDS FOR MOBILE HOMES WITHIN MOBILE HOME PARKS; TO REPEAL ORIGINAL SECTIONS, SAME SECTION NUMBERS; TO PROVIDE FOR AN EFFECTIVE DATE AND FOR PUBLICATION IN PAMPHLET FORM.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF LEXINGTON, NEBRASKA, as follows:

Section 1. That Section 25-2 of the Lexington City Code is hereby amended to read as follows:

Sec. 25-2 Where Mobile Homes and Modular Homes Permitted; Special Use Permit

- (a) Mobile homes shall be permitted only in an approved mobile home park with the following exceptions:
- (1) A mobile home may be permitted by the City Council after public hearing, for purposes of temporary relief from local disaster such as fire, wind, or flood damage; provided, that such mobile home shall be removed from the premises within one (1) year of its original placement.
 - (2) A mobile home shall be permitted to be placed on a platted lot in an R-4 Mobile Home Dwelling District as provided by Section 28-15.2 and Section 28-15.4 of the Lexington City Code.
 - (3) A mobile home meeting the structural requirements of Section 28-15.4 of the Lexington City Code may be placed on an individual lot in Zones A-1, A-2, C-1, C-2, C-3, M-1 and M-2, all subject to the issuance of a special use permit as provided in Chapter 28 of the Lexington City Code.
 - (4) A mobile home meeting the structural requirements of zoning Section 28-15.4 may replace a mobile home which presently exists as a non-conforming use as a result of the application of this Section 25-2.
 - (5) An independent mobile home complying with Section 25-5 may be moved into or moved within a Mobile Home Park, provided, that said mobile home shall be at least 400 square feet in area.

- (b) Modular homes shall be permitted in an approved mobile home park or on a lot in any district for a permitted use, provided, such modular home has a State of Nebraska seal of compliance with the Nebraska Uniform Standards from manufactured housing units. (Ord. No. 1224, Sec. 2; Ord. No. 1304, Sec. 1; Ord. No. 1713, Sec. 1.)

Section 2. That Section 25-16 of the Lexington City Code is hereby amended to read as follows:

Sec. 25-16 Existing Mobile Home Parks Authorized.

All mobile home parks within the zoning jurisdiction of the City of Lexington, which were in existence and operation on May 6, 1971, shall be authorized to be non-conforming to subsections (a), (b), (c), (f), (g), (h), (i), (j), (k), (l), (m), and (n), of Sec. 25-11 of the Lexington City Code so long as they do not present health or safety hazards as prohibited by these regulations and so long as they are not operated in a manner to expand or make worse any of the non-conforming provisions. (Ord. No. 1224, Sec. 17; Ord. No. 1555, Sec. 2)

Section 3. That Section 28-15.4 of the Lexington City Code is hereby amended to read as follows:

Sec. 28-15.4 Additional Requirements.

Except within a licensed Mobile Home Park, no mobile homes shall be permitted to be placed in this district which do not meet the following requirements:

- (1) The structure shall be not less than 14 feet in width as titled by the State of Nebraska, and 800 square feet of finished living area and shall have an Insignia of Compliance with HUD standards and manufactured after June 15, 1976;
- (2) Foundations and Set-Up. Mobile homes shall be attached to permanent and continuous foundations which maintain at least 18" clear crawl space. The foundations shall be of sufficient strength to support the loads imposed by the mobile home, based on accepted engineering design standards, as approved by the building official. Foundation tie-downs, or other supports shall be provided to withstand the specified horizontal, up-lift, and overturning wind forces on a mobile home, based on accepted engineering design standards, as approved by the building official. All wheels and towing assemblies shall be removed.

Section 4. That Section 28-15.9 of the Lexington city Code is hereby amended to read as follows:

Sec. 28-15.9 Height and Area Regulations.

Except within a Mobile Home Park, which is subject to standards as provided in Chapter 25 of the Lexington City Code, the maximum height and minimum lot requirements, except as provided in Article 28-27, within the R-4 Mobile Home Dwelling District shall be as follows:

	<u>Mobile Homes</u>	<u>Other Permitted Uses</u>
Lot Area (Sq. Ft.)	5,000	5,000
Lot Width	50'	50'
Required Front Yard	25'	25'
Required Side Yard (1)	10%	10%
Required Rear Yard (2)	25'	25'
Height	20'	20'
Maximum Lot Coverage	50%	50%
Minimum Dwelling Size Per Unit	800 S.F.	---
Maximum Height of Accessory Structures (3) (except garages and storage buildings)	60'	60'

- (1) Total of both side yards must equal 20% of lot width with neither being less than 5 feet.
- (2) Smaller of 25 feet or 20% of lot depth.
- (3) Setback shall be such that structure shall not fall beyond the property line.

Section 5. That the original Section 25-2, 25-16, 28-15.4, and 28-15.9 of the Lexington City Code and all other ordinances or sections of ordinances in conflict herewith are hereby repealed.

Section 6. That this Ordinance shall be published in pamphlet form and take effect as provided by law.

PASSED AND APPROVED this 31st day of May, 1991.

CITY OF LEXINGTON, NEBRASKA

ATTEST:

Heldene Swarek
Deputy City Clerk



Robert P. Hawks
Mayor