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BEFORE THE BOARD OF ALDERMEN OF THE CITY OF PRAIRIE HOME, MISSOURI

ORDINANCE NO. 157A

AN ORDINANCE REGULATING MOBILE HOMES, MODULAR HOMES, AND RECREATIONAL VEHICLES WITHIN THE CITY OF PRAIRIE HOME

BE IT ORDAINED by the Board of Aldermen of the City of Prairie Home, Missouri, as follows:

SECTION 1. DEFINITIONS.

- A. Mobile Home. A structure designed to be transported on its own wheels, a flat bed, other trailer, or detachable wheels. A Mobile Home may arrive in one or more sections to be placed on a non-permanent foundation which can be removed to allow the home to be moved. Also included are structures that, if converted to real property through a process of affixation, may be later allowed to sever (detach) to permit the home to be moved. Other terms for Mobile Home include house trailer, trailer house, single-wide, double-wide, and portable tiny house. (The U.S. Department of Housing and Urban Development defines a mobile home as a manufactured home.)
- B. Mobile Home Park. Any parcel of land upon which two (2) or more mobile homes are located, regardless of whether or not a charge is made for such accommodation.
- C. Modular Home. A structure built primarily off-site and constructed to the same state, local, or regional building codes as site-built homes. The home may be constructed in sections which are transported to the building site to be joined together. Modular homes are not constructed or equipped with wheels, axles, hitch or other device other than for the purpose of transporting it to a permanent site. Included in the term Modular Home are other types of system-built homes, such as panelized wall systems, log homes, structural insulated panels, non-portable tiny houses, and insulated concrete forms. This language shall not be construed to include a double-wide mobile home as a modular home.
- D. Recreational Vehicle. A vehicular-type unit that either has its own motive power or is mounted on or towed by another vehicle, which is primarily designed, constructed, or modified to provide temporary living quarters or for recreational camping or travel use. Other terms for Recreational Vehicle include travel trailer, motorhome, coach, fifth-wheel, camper, and truck camper.

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SECTION 2. PROHIBITIONS AND REQUIREMENTS.

- A. Mobile Homes are prohibited from being parked or installed on any parcel of real estate, unless said Mobile Home is located in a licensed Mobile Home Park.
- B. Modular Homes must have a permanent, structurally secured connection to either a solid full-perimeter foundation or a solid slab foundation. Foundations must be built of concrete or mortared masonry sized for the loads to be exerted on them and include footings that extend below the frost line.
- C. Recreational Vehicles are prohibited from being used as living quarters, except for temporary occupancy not to exceed ten (10) days.

SECTION 4. EXCEPTIONS.

- A. This Ordinance shall not apply to any existing Mobile Home or existing Modular Home where located as of the date of passage.
- B. The prohibitions shall not apply to structures used temporarily and exclusively for construction site offices, educational classrooms, or during the Prairie Home Fair.
- C. The Board of Aldermen, in their sole discretion, may allow for exceptions to this Ordinance.

SECTION 5. PENALTIES.

- A. Any person, entity, corporation, association, or organization that establishes, owns, or allows a Mobile Home to exist within the City of Prairie Home, unless said Mobile Home shall be located in a licensed Mobile Home Park, shall be guilty of a misdemeanor and violation of this Ordinance. Each day during which a violation exists shall be a separate offense and violation. Each violation shall be punishable by a fine of not more than Five Hundred Dollars (\$500.00).
- B. In the event of non-conformity with any part of this Ordinance, the city may decline to provide services to the property or may discontinue or terminate provision of services to the property, including water and sewer services. Further, upon violation or failure to conform with the requirements of this Ordinance, the city may require its removal at the owner's cost.
- C. This Ordinance shall be construed in harmony with state and federal law. Any specific provision in conflict with state or federal law shall not be enforceable or be subject to penalty.

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SECTION 6. EFFECT.

This Ordinance No. 157A repeals and replaces Ordinance No. 157 and shall be in full force and effect from and after its date of passage.

Having previously been made available, this Ordinance No. 157A was read by title only and passed this _____ day of _____, 2026.

James R. Lachner, Mayor

ATTEST:

SEAL:

Mary Sue Fontana, City Clerk