

RESOLUTION NO. MC24-04

REQUEST FOR MUNICIPAL CODE AMENDMENTS THROUGHOUT CHAPTER 94, MORE PARTICULARLY SECTION 94-61. USE AND STRUCTURE STANDARDS. MORE SPECIFICALLY, AMENDING SECTION 94-61.3.A. MANUFACTURED HOMES.

WHEREAS, it is the desire of the Planning Commission to have zoning regulations in the Branson Municipal Code that are clear and concise for understanding and interpretation; and

WHEREAS, it is the desire of the Planning Commission to ensure the Unified Development Code is current and user friendly; and

WHEREAS, the Planning Commission has determined that amendments to the Branson Municipal Code are reasonable and necessary; and

WHEREAS, the Zoning Regulations for the City of Branson, Missouri, require a Public Hearing before the Planning Commission for the approval of amendments to the Unified Development Code; and

WHEREAS, a Public Hearing was held before the Branson Planning Commission on May 7, 2024 at 6:00 PM in the City Council Chambers located at 110 W. Maddux Street, Branson, Missouri.

WHEREAS, all required documentation and payment of the required filing fee have been received by the City of Branson.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF BRANSON, MISSOURI, AS FOLLOWS:

Section 1: The Planning Commission hereby recommends approval of Municipal Code Amendments to Chapter 94 – Zoning, ARTICLE IV. USES, Sec. 94-61.3.a Manufactured Homes as described within Exhibit ‘A’, attached hereto and incorporated by reference herein.

Section 2: This resolution shall be in full force and effect after its passage and approval.

ADOPTED, by the Planning Commission of the City of Branson, Missouri, this 7th day of May, 2024.


Gary Groman
Chairperson

ATTEST:


Amanda Ross
Acting Director of Planning and Development

Exhibit A

BILL NO. {{customfields.BillNumber}}

ORDINANCE NO. _____

1
2 AN ORDINANCE AMENDING THE BRANSON MUNICIPAL CODE, CHAPTER 94,
3 SECTION 94-61. USE AND STRUCTURE STANDARDS, MORE SPECIFICALLY 94-
4 61.3.A MANUFACTURED HOMES.
5

6
7 NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE
8 CITY OF BRANSON, MISSOURI, AS FOLLOWS:
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10 Section 1: It is the intention of the Board of Aldermen, and it is hereby ordained that the
11 provisions of this ordinance shall become and be made a part of the Branson
12 Municipal Code, and the sections of this ordinance may be renumbered to
13 accomplish such intention.
14

15 Section 2: That Chapter 94 – ZONING, ARTICLE IV. Uses, Section 94-61.3.a Manufactured
16 Homes of the Branson Municipal Code is hereby amended to read as follows:
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18

19 CHAPTER 94
20 ARTICLE IV. Uses
21 Sec. 94-61.3. Manufactured Homes
22

23 (3) *Manufactured homes.*

24 a. New manufactured homes may be placed on any individual lot within a [~~residential~~
25 ~~zoning district~~] **City approved mobile home community or an agricultural zoning**
26 **district through the issuance of a special use permit**, with the following restrictions
27 and regulations:

28 (i) Manufactured homes shall not be placed or occupied on an individual lot
29 without a building permit issued under these regulations.

30 (ii) Each manufactured home placed on an individual lot shall:

- 31 1. Be occupied only as a single-family dwelling or business unit.
- 32 2. Be placed in conformance with all zoning and setback
33 requirements established for the district in which located.
- 34 3. Accessory structures shall be placed in conformance with the
35 setback and dimensional requirements established for the district in
36 which located. The exterior covering and roofing material of the
37 accessory structure must be the same as that of the dwelling unit.
- 38 4. Have a minimum width of not less than 24 foundation feet as
39 measured at all points perpendicular to the length of the
40 manufactured home which shall be not less than 42 foundation
41 feet. This standard is intended to restrict units to the type which are

42 brought to the site in parts, typically two halves and at least 1,008
43 square feet minimum.

44 5. Roof must be a gable, hip or shed roof of at least three in 12 or
45 greater, and covered with material that is residential in appearance
46 including, but not limited to, approved wood, asphalt composition
47 or fiberglass shingles, but excluding corrugated aluminum,
48 corrugated fiberglass or metal roofs; except for permitted deck
49 areas, all roof structures shall provide an eave projection of no less
50 than six inches and no greater than 30 inches.

51 6. Have the main entry door facing the street on which the
52 manufactured home is located. A sidewalk shall be installed from
53 the street, driveway or sidewalk adjoining neighboring lots to the
54 front door. The unit must be oriented on the lot so that its long axis
55 is parallel with the street. A perpendicular or diagonal placement
56 may be permitted if there is a building addition or substantial
57 landscaping so the narrow dimension of the unit, as so modified
58 and facing the street, is no less than 50 percent of the unit's long
59 dimension.

60 7. Have exterior surface and window treatments that are
61 architecturally compatible with those of neighboring properties,
62 excluding smooth, ribbed or corrugated metal or plastic panels.

63 8. Meet applicable off-street parking requirements.

64 9. Be placed on a parcel according to approved, pre-submitted
65 building permit, and have a manufacturer's installation manual and
66 an illustration of the finished appearance of the unit.

67 10. Units shall be attached to a continuous permanent foundation,
68 which manner of placement shall be as stated on the building
69 permit, and meet all manufacturer's specifications for support.

70 11. The exterior foundation material shall consist of continuous
71 concrete or masonry suitable for the outer portion of a finished
72 residence.

73 12. Have the tongue and running gear, including axles, removed.

74 13. Maintain a minimum of 18 inches of crawl space under the entire
75 manufactured home.

76 14. Have permanent steps set at all exits.

77 15. Be served by a water supply and sewage disposal system meeting
78 the established city requirements.

79 16. Underground public utilities shall be required.

80 b. Pre-owned manufactured homes. Pre-owned manufactured homes may not be moved

81 onto an individual lot within the city.

82

83

84 NOTE: LANGUAGE WHICH IS **BOLD, UNDERLINED** HAS BEEN ADDED; LANGUAGE
85 WHICH IS [BRACKETED, STRICKEN] HAS BEEN REMOVED.

86

87 Section 3: This ordinance shall be in full force and effect from and after its passage by the
88 Board of Aldermen and approval by the Mayor.

89

90 Section 4: That should any section, sentence or clause of this Ordinance be declared invalid
91 or unconstitutional, such declaration shall not affect the validity of the remaining
92 sections, sentences or clauses.

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94 Section 5: That the City Clerk is authorized by this Ordinance to correct any scrivener's errors
95 identified with in this Ordinance.

96

97

98 Read, this first time on this _____ day of _____, 20__.

99

100 Read, this second time, passed, and truly agreed to by the Board of Aldermen of City of Branson,
101 Missouri this _____ day of _____, 20__.

102

103

104

105 _____
106 Larry D. Milton
107 Mayor

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109

110 ATTEST: APPROVED AS TO FORM:

111

112

113 _____
114 Hillary Briand
City Clerk

City Attorney