

**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.**

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**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.

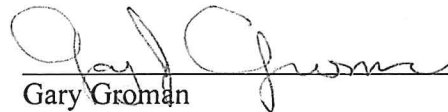
**WHEREAS**, all required documentation and payment of the required filing fee have been received by the City of Branson.

**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 7<sup>th</sup> day of May, 2024.

  
\_\_\_\_\_  
Gary Groman  
Chairperson

ATTEST:

  
\_\_\_\_\_  
Amanda Ross  
Acting Director of Planning and Development

**Exhibit A**

**BILL NO. {{customfields.BillNumber}}**

**ORDINANCE NO. \_\_\_\_\_**

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

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**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF BRANSON, MISSOURI, AS FOLLOWS:**

Section 1: It is the intention of the Board of Aldermen, and it is hereby ordained that the provisions of this ordinance shall become and be made a part of the Branson Municipal Code, and the sections of this ordinance may be renumbered to accomplish such intention.

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

**CHAPTER 94**  
**ARTICLE IV. Uses**  
**Sec. 94-61.3. Manufactured Homes**

**(3) *Manufactured homes.***

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

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

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

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

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

5. Roof must be a gable, hip or shed roof of at least three in 12 or greater, and covered with material that is residential in appearance including, but not limited to, approved wood, asphalt composition or fiberglass shingles, but excluding corrugated aluminum, corrugated fiberglass or metal roofs; except for permitted deck areas, all roof structures shall provide an eave projection of no less than six inches and no greater than 30 inches.
6. Have the main entry door facing the street on which the manufactured home is located. A sidewalk shall be installed from the street, driveway or sidewalk adjoining neighboring lots to the front door. The unit must be oriented on the lot so that its long axis is parallel with the street. A perpendicular or diagonal placement may be permitted if there is a building addition or substantial landscaping so the narrow dimension of the unit, as so modified and facing the street, is no less than 50 percent of the unit's long dimension.
7. Have exterior surface and window treatments that are architecturally compatible with those of neighboring properties, excluding smooth, ribbed or corrugated metal or plastic panels.
8. Meet applicable off-street parking requirements.
9. Be placed on a parcel according to approved, pre-submitted building permit, and have a manufacturer's installation manual and an illustration of the finished appearance of the unit.
10. Units shall be attached to a continuous permanent foundation, which manner of placement shall be as stated on the building permit, and meet all manufacturer's specifications for support.
11. The exterior foundation material shall consist of continuous concrete or masonry suitable for the outer portion of a finished residence.
12. Have the tongue and running gear, including axles, removed.
13. Maintain a minimum of 18 inches of crawl space under the entire manufactured home.
14. Have permanent steps set at all exits.
15. Be served by a water supply and sewage disposal system meeting the established city requirements.
16. Underground public utilities shall be required.

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

81 onto an individual lot within the city.  
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84 NOTE: LANGUAGE WHICH IS **BOLD, UNDERLINED** HAS BEEN ADDED; LANGUAGE  
85 WHICH IS [BRACKETED, STRICKEN] HAS BEEN REMOVED.  
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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.  
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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.  
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98 Read, this first time on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
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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\_\_\_\_.  
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\_\_\_\_\_  
105 Larry D. Milton  
106 Mayor  
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109 ATTEST:  
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APPROVED AS TO FORM:  
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\_\_\_\_\_  
113 Hillary Briand  
114 City Clerk

\_\_\_\_\_  
City Attorney