

# ORDINANCE RECORD

1054 - LUDI PRINTING CO., WAHOO, NEBRASKA

## OPENING

Friend , Nebraska.

August 6 , 19 74

The Mayor and Council of the City of Friend  
Saline County, Nebraska, met in regular (special) session  
in the City Hall at 8:00 o'clock P.M.  
Mayor Orville Himmelberg presided. City Clerk Phyllis Svehla  
recorded the proceedings of this meeting.

## ROLL CALL

The Mayor instructed the Clerk to call the roll. The Clerk called the roll and the following  
Councilmen were present: Hannon, Losh, Rauscher, Versemann

Absent: None

## ORDER OF BUSINESS

Whereupon the Mayor announced that the introduction of ordinances was now in order.

### ORDINANCE NO. 375

Introduction of Ordinance No. 375 of the City of Friend , Nebraska.

And the matter now coming before the Mayor and Council was the passage and approval of  
Ordinance No. 375 of the City of Friend Nebraska.

This ordinance was introduced by Councilman Rauscher , and is in words  
and figures as follows, to-wit:

(Insert copy of ordinance as finally passed, signed and sealed here.)

### ORDINANCE NO. 375

An Ordinance establishing and enforcing minimum standards for  
areas for Mobile Home Parking or Trailer Parks which are recommended  
for special permit by the City Planning Commission and approved by  
the Mayor and City Council for granting of a special permit;  
establishing minimum standards and requirements for the design and  
construction of Mobile Home Parks and Trailer Park areas; defining  
terms and providing the penalty for violations hereof.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF

# ORDINANCE RECORD

1054— LUDI PRINTING CO., WAHOO, NEBRASKA

- B. "Trailer" any vehicle used or so constructed as to permit its use as a conveyance upon the public streets or highways and duly licensed as such or a "mobile home", which shall include self propelled vehicles and so designed, constructed, reconstructed or added to by means of an enclosed addition or room in such a manner as will permit the occupancy thereof as a dwelling unit and having no permanent foundation other than wheels, blocks, jacks or skirting and shall include without limiting the general definition thereof, house trailer, mobile home, or other structure or enclosure or vehicle which is so designed, constructed or reconstructed.
- All trailers shall be located in trailer parks.
- C. "Mobile Home Park or Trailer Park" land used or intended to be sold and used, leased, or rented for occupancy by mobile homes or trailers to be used for dwelling purposes, together with streets, utility structures, walks, pads and driveways for automobile parking as platted and recommended and approved for special permit. This does not include land or lots used for mobile home or trailer sales.
2. The Mayor and City Council, after hearing and recommendation of the City Planning Commission may grant a special permit for mobile home parking and trailer park use, provided that the proposed use meets all of the following standards and recommendations:
- A. Any mobile home park or trailer park shall have a total area of not less than three (3) acres. A scale plat map shall accompany the application showing all boundaries, lot lines, proposed streets and utility lines.
- B. Each lot within a mobile home park or trailer park shall have a lot of at least 5000 square feet and no part of the roadways hereafter required shall fulfill the area requirements.
- C. No mobile home or trailer shall be parked closer to a public street or a property line than 25 feet or closer than 7 feet to any adjoining trailer lot line.
- D. Two (2) concrete automobile parking stalls shall be installed on each lot, the minimum size being 12' x 40' or 480 square feet. A concrete walk is required from the parking area to the mobile home or trailer.
- E. State, County and City sanitation regulations shall be strictly observed.
- F. All mobile homes shall have the springs, axles and wheels removed and be placed upon a concrete block foundation or concrete pads.
- G. All trailers shall be placed upon concrete pads and tied down or anchored in an approved manner with a strap built over the entire trailer and screw type anchors as follows:
1. Mobile homes 40' to 50' - 3 sets of tie downs with

# ORDINANCE RECORD

No. 728—REDFIELD & COMPANY, OMAHA

4. Ground anchors should be aligned with piers.
  5. All anchors shall have 5/8" minimum diameter steel rods with a forged or welded eye at top.
  6. Screw augers shall be of minimum diameter of 6" (arrowheads 8") and be sunk to a depth of at least 4'. Dead man anchors shall be sunk to a depth of 5'.
  7. All ties shall be fastened to ground anchors and be drawn tight with 5/8" or larger galvanized steel cable, stainless steel cable, 1/2" diameter aircraft cable or equivalent with turn buckles or other tightening device.
  8. All piers shall be placed on foundations of solid concrete with minimum dimensions of 16" x 16" x 4". Piers shall be constructed of standard 8" x 16" concrete blocks or the equivalent.
- H. All trailers must have either permanent or removable skirting installed within 90 days after placement upon a lot.
- I. Appurtenant structures such as storage sheds may be located adjacent to a mobile home or trailer or beneath an awning or carport provided (1) that it does not obstruct openings for light and ventilation of the mobile home or trailer, or prevent access to or prevent inspection of equipment and utility connections, and; (2) that a proper application for a building permit is made to the City Clerk and granted by the Mayor and Council.
- J. Cabanas and awnings should be secured by two rows of support bars. The posts must be secured to the roof and the concrete patio or equivalent footing.
3. The granting or denial of special permits for mobile home parking or trailer parking shall be in the sole discretion of the Mayor and City Council.
  4. Whenever the regulations of this Ordinance require a greater width or size of yards, courts, or other open space; or require a lower height of buildings or lesser number of stories; or require a greater percentage of lot to be left unoccupied; or impose other more restrictive standards than are required in or under any other statutes or agreements, the regulations and requirements of this Ordinance shall govern.
  5. Whenever the provisions of any other statute or agreement require more restrictive standards than are required by this Ordinance, the provisions of such statutes or agreement shall govern.
  6. Should any section or provisions of this Ordinance be declared by the courts to be unconstitutional or invalid, such declaration shall not affect the validity of the Ordinance as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.
  7. As provided in Article 9, Chapter 19, of Nebraska Statutes, 1943 Reissue of 1962 any person, firm or corporation...

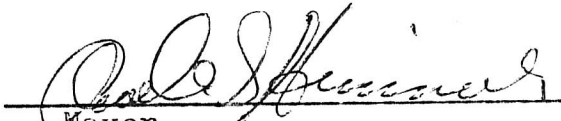
# ORDINANCE RECORD

No. 728—REDFIELD & COMPANY, OMAHA

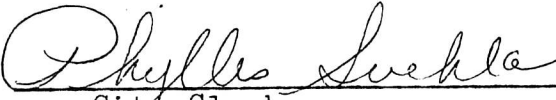
other remedies, may institute an action for injunction, or mandamus, or other appropriate action or proceeding to prevent such violation.

8. This Ordinance shall take effect and be in force from and after its adoption by the City Council of the City of Friend.

PASSED AND APPROVED by the City Council of the City of Friend, Nebraska, on the 6th day of August, 1974.

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk