DELAWARE COUNTY IOWA
FILED
2002 MR 21 AM 9: 25
BOOK 2002 PAGE 1038
DEBORAH L. HERTON
DELAWARE CO. RECORDER
11.00

(X) Prepared by: Karen K.Cole, City Clerk 208 E Main St., Manchester, Ia 563-927-3636
March 21, 2002

I, Karen K. Cole, City Clerk of the City of Manchester, Iowa, do hereby certify that the attached copies of Ordinances are true and exact of copies of Ordinances related to the Zoning Ordinances of the City of Manchester, Iowa that have been adopted by the City Council of the City of Manchester, Iowa:

Ordinance 037-2001 Ordinance 044-2001

Karen K. Cole

Karen K. Cole, City Clerk

Subscribed and sworn to before me this 21st day of March, 2002.

Julie A Swanson

Julie A. Swanson, Notary #224151
Commission Expires: August 23, 2002

JULIE A. SWANSON
Commission Number 224151
My Comm. Exp. 8-23-03

ORDINANCE 037-2001

ORDINANCE AMENDING THE OFFICIAL ZONING MAP

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANCHESTER, IOWA 1997, BY REZONING PROPERTY AND AMENDING THE OFFICIAL ZONING MAP

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANCHESTER, IOWA:

SECTION 1. The Zoning Ordinance of the City of Manchester, Iowa is hereby amended by amending the Official Zoning Map as follows:

The area affected, currently zoned A-1 Agricultural District is further described as:

> Lot 4C, except the west 528.69 feet, and Lot 5C of the Subdivision of Lot 4 and Lot 5 of Auditor's Plat No. 5 – Tool's First Addition, A Subdivision of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section Twenty (20), and of the Southwest Quarter (SW1/4) of Section Twenty-One (21), All in Township Eighty-Nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, City of Manchester, Delaware County, Iowa

and is hereby amended and hereafter designated as R-1 One Family Dwelling District

The above described property is located south of Schulte's Northtown Estates, north of Ludland Drive and east of North Franklin Street in the City of Manchester, Iowa.

SECTION 2. The City Clerk, after adoption and publication of this Ordinance, shall attach a certified copy to the Official Zoning Map.

SECTION 3. Effective Date. This ordinance shall be in effect after its final passage, approval and publication as provided by law.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MANCHESTER, IOWA ON THE 20TH DAY OF AUGUST, 2001.

Milt L. Kramer

Milt L. Kramer, Mayor

ATTEST:

Karen K. Cole

ORDINANCE NO. 044-2001

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANCHESTER, IOWA, 1997, BY AMENDING PROVISIONS PERTAINING TO MANUFACTURED AND MOBILE HOMES

Be it enacted by the City Council of the City of Manchester, Iowa:

SECTION 1. SECTIONS MODIFIED. Section 128.01 through Section 128.04(1)(A) of the Code of Ordinances of the City of Manchester, Iowa, 1997 is repealed and the following adopted in lieu thereof:

128.01 DEFINITIONS. For use in this chapter the following terms are defined:

(Code of Iowa, Sec. 435.1)

1. "Manufactured home" means a factory-built structure, built under the authority of 42 U.S.C. Sec. 5403, which was constructed on or after June 15, 1976, and is required by Federal law to display a seal from the United States Department of Housing and Urban Development.
2. "Manufactured home community" means any site, lot, field or tract of land under common ownership upon which ten or more occupied manufactured homes are harbored, either free of charge or for revenue purposes, and includes any building, structure, or enclosure used or intended for use as part of the equipment of the manufactured home community.
3. "Mobile home" means any vehicle without motive power used or so manufactured or constructed as to permit its being used as a conveyance upon the public streets and highways and so designed, constructed or reconstructed as will permit the vehicle to be used as a place for human habitation by one or more persons; but also includes any such vehicle with motive power not registered as a motor vehicle in Iowa. A mobile home means any such vehicle built before June 15, 1976, which was not built to a mandatory building code and which contains no State or Federal seals.
4. "Mobile home park" means any site, lot, field or tract of land upon which three (3) or more mobile homes or manufactured homes, or a combination of any of these homes, are placed on developed spaces and operated as a for-profit enterprise with water, sewer or septic, and electrical services available.

The term "manufactured home community" or "mobile home park" is not to be construed to include manufactured or mobile homes, building, tents or other structures temporarily maintained by any individual, educational institution or company on their own premises and used exclusively to house their own labor or students. The manufactured home community or mobile home park shall meet the requirements of any zoning regulations that are in effect.

128.02 CONVERSION TO REAL PROPERTY. A mobile home or manufactured home which is located outside a manufactured home community or mobile home park shall be converted to real estate by being placed on a permanent foundation and shall be assessed for real estate taxes except in the following cases:

(Code of Iowa, Sec. 435.26 & Sec. 435.35)

1. Retailer's Stock. Mobile homes or manufactured homes on private property as part of a retailer's or manufacturer's stock not used as a place for human habitation.
2. Existing Homes. A taxable mobile home or manufactured home which is located outside of a manufactured home community or mobile home park as of January 1, 1995, shall be assessed and taxed as real estate, but is exempt from the permanent foundation requirement of this chapter until the home is relocated.

128.03 REGULATIONS FOR MOBILE HOME PARK OWNERS GENERALLY. No person shall make alterations, construct, expand or remodel a manufactured home community or mobile home park within the City without first submitting a plan or plat of the proposed development as required in Chapter 127 of the Code of Ordinances (the Subdivision Ordinance). Said community or park, its facilities and the homes therein shall comply with City's subdivision regulations and with all other applicable ordinances of the City, including zoning, unless otherwise stated.

128.04 MOBILE HOME PARK AREA AND YARD REQUIRMENTS. Mobile home parks or manufactured home communities shall be designed and maintained in accordance with the following requirements:

1. Minimum Requirements.
   A. Area – eight (8) acres;

SECTION 2. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 4. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Passed by the Council the 15th day of October, 2001, and approved this 15th day of October, 2001.

Milt L. Kramer

Milt L. Kramer, Mayor

ATTEST:

Karen K. Cole

Karen K. Cole, City Clerk