

# City of Minden

P.O. Box 239, 325 N. Colorado  
Minden, Nebraska 68959

phone 308.832.1820  
fax 308.832.1949  
www.MindenNebraska.org



## ADOPTING ORDINANCE ORDINANCE NO. 1232

AN ORDINANCE TO AMEND CHAPTER 46, ARTICLE I, MANUFACTURED HOMES AND TRAILERS OF THE MUNICIPAL CODE OF MINDEN, KEARNEY COUNTY, NEBRASKA, BY AMENDING SECTION 46-1 AS THE SAME RELATES TO DEFINITIONS; AND PROVIDING FOR PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM.

Passed and approved this 5th day of March, 2018.

/s/ Ted Griess  
Ted Griess, Mayor

ATTEST:

/s/ Abbey Jordan  
Abbey Jordan, City Clerk

## CERTIFICATE OF ADOPTION

I hereby certify that the foregoing is a true copy of the ordinance passed at the regular meeting of the City Council of the City of Minden, Nebraska, held on the 5th day of March, 2018.

/s/ Abbey Jordan  
Abbey Jordan, City Clerk

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BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MINDEN, KEARNEY COUNTY, NEBRASKA.

Section 1. That Section 46-1 of the Municipal Code of the City of Minden, Kearney County, Nebraska, be and the same is hereby amended to read as follows

### **Sec. 46-1. – Definitions.**

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Camper lot* means a unit of level, adequately drained ground of definite size, clearly indicated by corner markers for the placing of a trailer or trailer and tow car.

*Campgrounds* means any lot or tract of ground upon which two or more campers are placed and shall include any building, structure or enclosure used or intended for use as part of the equipment of such park.

*Manufactured home* shall mean (a) a factory-built structure which is to be used as a place for human habitation, which is not constructed or equipped with a permanent hitch or other device allowing it to be moved other than to a permanent site, which does not have permanently attached to its body or frame any wheels or axles, and which bears a label certifying that it was built in compliance with National Manufactured Home Construction and Safety Standards, 24 C.F.R. 280 et seq., promulgated by the United States Department of Housing and Urban Development, or (b) a modular housing unit as defined in R.R.S. 1943 § 71-1557 bearing the seal of the department of health, and meeting the following standards:

- (1) The home shall have no less than 900 square feet of floor area;
- (2) The home shall have no less than an 18-foot exterior width;
- (3) The roof shall be pitched with a minimum vertical rise of two and one-half inches for each 12 inches of horizontal run;
- (4) The exterior material shall be of a color, material and scale comparable with those existing in residential site-built, single-family construction;

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(5) The home shall have a nonreflective roof material which is or simulates asphalt or wood shingles, tile or rock; and

(6) The home shall have wheels, axles, transporting lights and removable towing apparatus removed.

*Manufactured home lot* means a designated portion of a manufactured home park designed for the accommodation of one manufactured home and one accessory building not to exceed 200 square feet for the exclusive use of the occupants.

*Manufactured home park* means a parcel or contiguous parcels of land which have been so designated and improved that they contain two or more manufactured home lots available to the general public for the placement thereon of manufactured homes for occupancy. The term manufactured home park shall not be construed to include manufactured homes, buildings, tents or other structures temporarily maintained by any individual, corporation, company or other entity on its own premises and used exclusively to house its own labor force.

*Person* means any individual, firm, partnership, corporation, company, association, joint stock company or association, political subdivision, governmental agency or other legal entity, and shall include any trustee, receiver, assignee or other legal representative thereof.

*Recreational vehicle* means any vehicle used, or maintained for use as a conveyance upon the highways or city streets, so designed and constructed as to permit occupancy thereof as a temporary dwelling or sleeping place for one or more persons, on wheels, temporary foundations or jacks.

Code 1982, § 5-301; Ord. No. 1000, § 1, 2-20-95; Ord No. 1232, 3-5-18

Section 2. That any other ordinance or section passed and approved prior to the passage, approval and publication or posting of this ordinance and in conflict with its provisions is hereby repealed.

Section 3. This ordinance shall be known as Ordinance No. 1232 and shall be in full force and effect from and after its passage, approval and publication according to law.

Passed and approved this 5th day of March, 2018.

/s/ Ted Griess  
Ted Griess, Mayor

ATTEST:

/s/ Abbey Jordan  
Abbey Jordan, City Clerk  
(SEAL)