

BILL NO. 2025-45

ORDINANCE NO. 2025-1568

**AN ORDINANCE ADDING CHAPTER 420 TO THE MUNICIPAL CODE
REGULATING TEMPORARY HOUSING**

WHEREAS, the City proposed an amendment to the Zoning Code, and

WHEREAS notice of the proposed amendment was duly given by newspaper advertisement at least 15 days prior to a public hearing on the proposed amendment, and

WHEREAS on September __, 2025, the Town Council held a public hearing on the proposed amendment and found that the amendment is in the best interests of the Town and its citizens,

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE TOWN OF CARROLLTON as follows:

Section 1: Chapter 420 is added to the Municipal Code of the Town of Carrollton, Missouri to read as follows:

Chapter 420. Temporary Housing Regulated

Section 420.010. Definitions.

As used in this Chapter, the following terms shall have these meanings:

CAMPER - A portable structure designed as temporary living quarters for recreational or camping use and designed to fit into the bed of a truck or a camper shell designed to mount on the bed of a truck and which is actually used as living quarters.

CAMPER TRAILER - A trailer unit designed to provide temporary living quarters for recreational or camping use.

RECREATIONAL VEHICLE - A self-propelled vehicular unit mounted on wheels, which is eight (8) feet or less in width and is designed to provide temporary living quarters for recreational or travel use.

TRAVEL TRAILER - A vehicular unit mounted on wheels, to be drawn as a trailer unit and which is eight (8) feet or less in width and is designed to provide temporary living quarters for recreational or travel use.

Section 420.015. Use Of Camper, Camper Trailer, Travel Trailer And Recreational Vehicle As Permanent Living Quarters Prohibited.

A. No camper, camper trailer, travel trailer or recreational vehicle may be occupied as a permanent residence or permanent living quarters by any person within the City at any time.

B. Section A above notwithstanding, travel trailers or recreational vehicles may only be occupied as a temporary residence for periods not exceeding thirty (30) days in a calendar year, or in specially designated recreational vehicle parks, in accordance with the ordinances and regulations governing the operation of such facilities, or by special

permit, upon application to the City Code Officer pursuant to those regulations promulgated by that department.

C. Campers, camper trailers, travel trailers or recreational vehicles may not be a harborage for trash, rubbish, vehicle parts or components and must be maintained in good working order.

Section 420.020. Storage of Recreational Vehicles And Travel Trailers.

Recreational vehicles and travel trailers may be stored while not in use upon property owned or occupied by the owner of such recreational vehicle or travel trailer but may not be occupied as such.

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If such trailer or recreational vehicle and equipment is parked or stored outside of a garage, it shall be parked or stored in a rear or side yard. Where it is reasonably possible to do so, all such trailers and recreational vehicles and equipment shall be parked in back of the front building line of the dwelling house located on such property. To the extent that it is reasonably possible to do so, all such trailers, recreational vehicles and equipment so parked on a residence property shall be screened from view of adjacent residence property.

Parking of trailers or recreational vehicles and equipment solely for the purpose of loading and unloading is herewith permitted for a reasonable period not to exceed 3 days.

Section 420.025. No Structure Of A Temporary Character, Trailer Or Motor Vehicle May Be Used As A Residence.

No structure of a temporary character, including a garage, tent, shed, shack, or barn, and no utility trailer, stock trailer, truck trailer unit, pickup truck or other motor vehicle may be occupied as a residence or as living quarters or for housekeeping purposes, at any time regardless of the duration.

Section 420.030. Violations And Penalties.

Any person violating the provisions of this Chapter shall upon conviction be subject to the penalty provisions set forth in Section 100.240.

Section 2: The portions of this Ordinance shall be severable. In the event that any portion of this Ordinance is found by a court of competent jurisdiction to be invalid, the remaining portions of this Ordinance are valid, unless the court finds the valid portions of this Ordinance are so essential and inseparably connected with and dependent upon the void portion that it cannot be presumed that the City Council would have enacted the valid portions without the invalid one, or unless the court finds that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.

Section 3: This ordinance repeals any prior ordinance or parts of any prior ordinance that might be in conflict herewith.

Section 4. It is the intent of the Town Council that this Ordinance be made a part of the City Code and such inclusion shall have the same force and effect as if the ordinance had been included in the original code at the time of its adoption by the Town Council.

Section 5: This ordinance shall be in full force and effect from and after the date of its passage and approval.

A copy of this Ordinance has been made available for public inspection prior to its adoption by the Council and this bill was read by title in the open meeting two times prior to its final passage.

PASSED AND APPROVED THIS ____ DAY OF _____, 2025.

TOWN OF CARROLLTON, MISSOURI

Keith Higgins, Mayor

ATTEST:

Dana Reimer, City Clerk