

AN ORDINANCE TO AMEND SECTIONS 25-6 AND 25-12 OF THE LEXINGTON CITY CODE; TO MAKE PROVISION FOR REGULATION AND SPECIAL USE PERMITS FOR TRAILER CAMPGROUNDS; TO REPEAL ANY ORDINANCES OR SECTIONS OF ORDINANCES IN CONFLICT HEREWITH; AND TO PROVIDE FOR AN EFFECTIVE DATE AND FOR PUBLICATION IN PAMPHLET FORM.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF LEXINGTON, NEBRASKA AS FOLLOWS:

Section 1. That Section 25-6 of the Lexington City Code is hereby amended to read as follows:

Sec. 25-6 Requirements for Trailer Parks.

- (a) Every trailer camp shall have facilities for five or more trailers.
- (b) Spaces for camping trailers shall be at least fifty feet by twenty feet (50' X 20'), and spaces for tent campers may be smaller.
- (c) The campground shall provide a source of potable water and a disposal station for sewerage.
- (d) The campground shall maintain a register showing the name, address, vehicle license number, and date of arrival and departure from the campground for each user, and such register shall be retained at least 180 days and shall be available 24 hours for inspection by the police or building department.
- (e) the trailer camp shall not allow occupancy in excess of 30 days.
- (f) Camping trailers need not be tied down or skirted.
- (g) All streets may be either gravel or paved. Streets shall be well drained and constructed in a manner approved by the City Engineer.
- (h) Walks and the illumination of street system are not required.
- (i) The playground space required for the mobile home parks is not required for trailer parks.
- (j) Water need not be piped to each trailer space.

- (k) The Planning Commission need not notify the appropriate board of education concerning its hearing of a special use permit for the construction of a trailer park.
- (l) Trailer parks do not have to comply with the twenty percent requirement indicated in Section 25-12.
- (m) Section 25-13 is not applicable to camping trailers and other camping vehicles.

Section 2. That Section 25-12 of the Lexington City Code is hereby amended to read as follows:

Sec. 25-12 Special Use Permit Required; Procedure for Obtaining; Etc.

- (a) No mobile home park or trailer park shall be constructed within the zoning jurisdiction of the City until a special use permit has been granted by the City Council, in compliance with Chapter 28. No such permit shall be granted until a development plan and development agreement for the proposed mobile home park or trailer park have been prepared and submitted by the developer to the Planning Commission, and approved by the Planning Commission.
- (b) Such plans submitted to the Planning Commission shall be accurately drawn to scale and shall also be submitted to the City Planning Department and shall show the following:
 - 1) Proposed street and drive pattern;
 - 2) Proposed mobile home or camping trailer spaces and their approximate dimensions;
 - 3) Any existing streets in or abutting the property;
 - 4) Location and size of parking spaces;
 - 5) Location and size of park and playground area;
 - 6) Screening and landscaping;
 - 7) Legal description of the tract;
 - 8) Name of the developer and the firm preparing the plan;
 - 9) North point, scale and date;
 - 10) Location of water and sewer lines in riser pipes;

- 11) Plans and specifications of the water supply, refuse and sewage disposal facilities;
 - 12) Plans and specifications of all buildings to be constructed within the mobile home or trailer park;
 - 13) Location details of lighting and electrical systems;
 - 14) Place or endorsement by the appropriate approving agencies.
- c) The Commission shall notify the board of education of each school district, in which the real estate or some part thereof to be affected by such a proposal lies, of the next regular meeting of the Planning Commission at which such a proposal is to be considered and shall submit a copy in writing of the proposal of the board of education at least ten (10) days prior to such a meeting. Any action of the board of education concerning is advisory only. If the mobile homes court is outside of City limits, the same notice shall be given to the County Highway Superintendent.
- d) The Planning Commission shall, upon submission of three (3) copies of the plan and an application for a special use permit, publish notice and hold a hearing on the proposal, in conformance with Chapter 28. The decision of the Commission to recommend approval or denial of the proposed mobile home park or trailer park shall be based upon the following criteria:
- 1) Compliance with standards of Sec. 25-6 or 25-11;
 - 2) The proposed project will be in harmony with the comprehensive plan of the City;
 - 3) Safe and efficient ingress and egress of vehicular and pedestrian traffic and an adequate level of utility and other services is assured;
 - 4) A safe and healthful living environment will exist for the occupants of the park.
- e) Upon hearing and consideration of the project, the Commission shall, within reasonable time, submit its recommendations and an endorsed copy of the plans to the City Council for final action.
- f) The special use permit may provide a time for completion of paved roadways and other improvements. If improvements are not completed and the park is 20% occupied within such time, the special

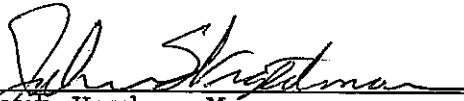
use permit may be canceled and further development and additional development of the park shall be prohibited. All mobile homes shall be removed within six months of the date of expiration of a special use permit. The owner or his agent may apply for a new special use permit in the case of expiration or cancellation under procedures set out in Chapter 28.

- (g) As a part of the development agreement, the licensee and any contractors may be required to file a bond in an amount sufficient to guarantee compliance with the provisions of this chapter.

Section 3. That original Sections 25-6 and 25-12 and all other ordinances or sections of ordinances in conflict herewith are hereby repealed.

Section 4. That this Ordinance shall be published in pamphlet form and take effect as provided by law.

PASSED AND APPROVED this 8TH day of APRIL, 1997.



Robert Hawks, Mayor
Vice