

CHAPTER 11

MANUFACTURED HOUSING REGULATIONS

SECTION:

- 10-11-1: Zones Permitted
- 10-11-2: Manufactured Home Classifications
- 10-11-3: Site Development Standards
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10-11-1 **ZONES PERMITTED:** Manufactured homes shall be permitted in zones shown for such use as detailed in the use chart contained in Section 10-6-1 of this Title. All yard, space, lot and setback requirements shall be complied with for the respective zone in which the manufactured home is located. Manufactured housing located in an MH District shall be placed only on lots that conform, at a minimum, to the R2 District yard, space, lot and setback requirements. (Zon. Ord., 5-8-1991)

10-11-2: **MANUFACTURED HOME CLASSIFICATIONS:** For purposes of these regulations, manufactured homes shall be limited to use as single-family dwelling units and classified into the following classes:

- A. Class A: New manufactured homes certified as meeting the National Mobile Home Construction and Safety Standards Act of 1974 (effective June 15, 1976) of HUD and have not been altered in violation of said law and applicable regulations.
- B. Class B: Unaltered, undamaged, used manufactured homes certified as meeting the Federal standards specified in subsection A of this Section and continuing to be in excellent condition and safe and fit for residential occupancy. (Zon. Ord., 5-8-1991)

10-11-3 **SITE DEVELOPMENT STANDARDS:** Manufactured homes and the sites they are located on are to be held in common ownership, taxed as real estate and shall conform to the following regulations:

- A. Installation: Each manufactured home shall be installed, with or without a basement, on a site-built, permanent foundation system that meets or exceeds applicable requirements of the State and City building codes as detailed in Guidelines for Manufactured Housing Installations. Permanent masonry perimeter enclosures

shall be required for manufactured home installation and shall conform to the State and City building codes as specified for foundation walls. Exposure of foundation above adjacent, finished grade, visible from the public right of way, shall be a minimum of six inches (6") with a maximum of eighteen inches (18").

- B. Appearance: The property, when installation is complete, must have the appearance of an on-site, stick-built, single-family dwelling and be compatible with adjoining properties containing conventional or traditional dwellings.
- C. Roof:
 - 1. Rise: The roof shall have a minimum of a three foot (3') rise to twelve foot (12') run pitch with six inch (6") eaves and gable overhangs. Rain gutters may be regarded as part of the required eaves overhang.
 - 2. Materials: Roofing materials shall be composition asphalt shingles or other shingle material preapproved by the Building Inspector.
- D. Siding: Exterior siding and trim materials shall consist of durable, weather-resilient materials approved for dwelling construction in the building codes such as masonry, stucco, woods, composition, glass, vinyl and steel or aluminum residential siding. In no case may corrugated metal, fiberglass, plastics or typical trailer coach or recreational vehicle-type coverings be used.
- E. Hitches: Towing hitches and running gear, including tongues, axles, brakes, wheels, lights and other parts of the chassis that operated only during transport shall be removed.
- F. Utility Connection: Permanent connection off all services shall be made to local utilities (utility authority approval required). This shall include two (2) hose bibs (outdoor faucets) when not contained within the manufactured home.
- G. Off-Street Parking: Two (2) off-street parking stalls (9' x 20' per stall), shall be provided per manufactured home. Parking shall conform to all yard setbacks.
- H. Accessory Uses: Any and all appendages or accessory uses such as steps, stoops, carports, garages, storage units, antennas, satellite dishes, patios and awnings or additions and alterations shall conform to applicable codes. Main entry steps, stoops and porches shall have handrails as required.
- I. Permitted Classification: Only Class A manufactured homes shall be permitted on residential lots other than in an MH Zone.

- J. Landscaping: The area within the public right of way between the curb and gutter or road shoulder and sidewalk shall be landscaped and maintained by the adjacent property owner. Street trees shall be as according to the City Parks and Recreation Department. (Zon. Ord., 5-8-1991)

10-11-4 **PARK REGULATIONS:** A manufactured home park shall be classified as a parcel of land under single ownership on which two (2) or more manufactured homes are occupied as residences with continuing local management and which may include special facilities for common use such as recreational buildings, open areas, laundries, etc. Manufactured home parks shall meet the following requirements:

- A. Planting Strip: A planting strip fifteen feet (15') in width around the outside boundary of the development in which shall be planted screening shrubs and trees, or a screening fence, or both as required by the City.
- B. Facilities; Utilities: Adequate roads, drainage sewer and water facilities and other necessary utilities shall be provided as required by the City.
- C. Foundation; Skirting: Each manufactured home shall be placed upon an approved foundation system and skirted (as required by the City) with material which has acceptable similarity and durability as the material which covers the manufactured home. Said skirting, if required, shall be approved by the manufactured home park manager and the Building Inspector
- D. Off-Street Parking: Two (2) off-street parking stalls (9' x 20' per stall), shall be provided per manufactured home as approved on the site plan. Parking shall conform to all yard setbacks.
- E. Permitted Classifications: Only Class A and B manufactured homes shall be permitted in a manufactured home park developed after the effective date hereof.
- F. Improvements: Manufactured home parks shall provide all necessary improvements as contained in the Subdivision Title¹. Manufactured home parks shall also be submitted and approved as is described in the Subdivision Title. (Zon. Ord., 5-8-1991)

¹ See Title 11 of this Code.

10-11-5: **SUBDIVISION REGULATIONS:** Manufactured home subdivisions shall be designed, platted and intended for the sale of lots for residential occupancy by manufactured homes. The real property and the manufactured home installed thereon are to be held in common ownership (privately owned by the occupant) and shall be taxed as real estate. All lots shall conform to the area, space and yard setback requirements of the R2 District (see Section 10-8-1 of this Title). Single-family detached (conventional) dwelling units may also be permitted, provided lots upon which said dwellings are constructed conform to R2 District area, space and yard setback requirements. Manufactured home subdivisions shall meet the following requirements:

- A. **Planting Strip:** A planting strip fifteen feet (15') in width around the outside boundary of the development in which shall be planted screening shrubs and trees, or a screening fence, or both as required by the City.
- B. **Foundation:** Each manufactured home shall be installed with or without a basement on a site-built, permanent foundation system that meets or exceeds applicable requirements of the State and City building codes as detailed in Guidelines for Manufactured Housing Installations. Permanent perimeter enclosures shall be required for each manufactured home installation and shall conform to the State and City building codes as specified for foundation walls.
- C. **Off-Street Parking:** Two (2) off-street parking stalls (9' x 20' per stall), shall be provided per manufactured home as approved on the site plan. Parking shall conform to all yard setbacks.
- D. **Permitted Classifications:** Only Class A and B manufactured homes shall be permitted in a manufactured home subdivision after the effective date hereof.
- E. **Improvements:** Manufactured home subdivisions shall provide all necessary improvements as contained in the Subdivision Title¹. Manufactured home subdivisions shall also be submitted and approved as is described in the Subdivision Title.
- F. **Appearance:** The installation of the manufactured home and property shall have the appearance, when complete, of an on-site, stick-built, single-family dwelling unit which contains the following:
 - 1. A permanent masonry foundation system;

¹ See Title 11 of this Code.

2. Minimum 3:12 pitched roof;
3. Composition asphalt shingles or other shingle material preapproved by the Building Inspector;
4. Suitable eaves and gable roof overhangs, six inch (6") minimum which may include rain gutters; and
5. Dwelling-type siding (no coach or RV-type coverings). (Zon. Ord., 5-8-1991)