

CHAPTER 17

SITING OF MANUFACTURED HOMES IN RESIDENTIAL AREAS

10-17-1

Purpose

10-17-2

Use Requirements

10-17-1: PURPOSE: The purpose of this Ordinance is to provide reasonable requirements for the siting of manufactured homes on land zoned for single-family residential uses. The requirements set forth herein shall control the siting of manufactured homes on individual lots zoned for single-family residential uses and shall be in addition to manufactured homes on lots within designated mobile home parks or manufactured home subdivisions.

10-17-2:

REQUIREMENTS

- (A) The following requirements shall apply to the siting of manufactured homes on land zoned for single-family residential uses within the City of Shelley or within the impact zone of the city. The following requirements shall not apply to the siting of manufactured homes within designated mobile home parks nor the siting of manufactured homes within designated manufactured home subdivisions.
- (B) "Manufactured home" (formerly mobile home) means a structure, constructed according to HUD/FHA mobile home construction and safety standards, transportable in one or more sections, which, in the traveling mode, is eight (8) body feet or more in width or is forty (40) body feet or more in length, or when erected on site, is three hundred twenty (320) or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein, except that such term shall include any structure which meets all the requirements of this paragraph except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the secretary of housing and urban development and complies with the standards established under 42 U.S.C. 5401 et seq.
- (C) The following minimum requirements shall apply in the siting of manufactured homes located outside mobile home parks:

- (1) The manufactured home shall be multisectional and enclose a space of not less than one thousand (1,000) square feet;
 - (2) The manufactured home shall be placed on an excavated and backfilled permanent foundation and enclosed at the perimeter such that the home is located not more than twelve (12) inches above grade;
 - (3) The manufactured home shall have a pitched roof, except that no standards shall require a slope of greater than a nominal three (3) feet in height for each twelve (12) feet in width and in addition each manufactured home shall have an eaves of not less than 12 inches on each side of the manufactured home;
 - (4) The manufactured home shall have exterior siding and roofing which in color, material and appearance is similar to the exterior siding and roofing material commonly used on residential dwellings within the community or which is comparable to the predominant materials used on surrounding dwellings as determined by the local permit approval authority;
 - (5) The manufactured home shall have a two-car garage constructed of like materials. The garage shall either be attached or detached consistent with the predominant construction of immediately surrounding dwellings, and shall be constructed so as to allow two vehicles to park side-by-side off the street and immediately in front of the garage; The maximum eave length for all new construction of any structure, home or garage, shall be 24 inches. (Ordinance 646 2/23)(Ordinance 653 10/24/23)
 - (6) In addition to the provisions of paragraphs (1) through (4) of this subsection, the City may subject a manufactured home and the lot upon which it is sited to any development standard, architectural requirement and minimum size requirements to which a conventional single-family residential dwelling on the same lot would be subjected;
 - (7) Any manufactured housing placed upon a residential lot, not in a mobile home or manufactured home zone shall be of a manufacturing origin dated not earlier than 1994 and not having had prior occupancy;
 - (8) Nothing in this section shall be construed as abrogating a recorded restrictive covenant.
- (D) The area requirement of the lot upon which a manufactured residence shall be placed shall be an area of not less than 10,000 square feet which shall be provided and maintained for each dwelling. No minimum area shall be

required for other main buildings except as may be required for conditional uses permitted in the zone.

- (E) The minimum width of any building site or residential building plot not previously platted or subdivided according to the records of the City shall be 80 linear feet.