

Model Manufactured Home Ordinance

The City of Barnum City Council ordains:

Section 1. Intent

It is the intent of this section to encourage the provision of alternative modest income housing in residential areas by permitting the use of Class A Manufactured Homes, as defined herein, in all districts in which similar dwellings constructed on site are permitted. This section shall apply only to manufactured/mobile homes located outside of mobile home parks and/or communities.

Section 2. Definitions

For the purpose of this section, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

- 1. Anchoring System.** An approved system of straps, cables, turnbuckles, chains, ties or other approved materials used to secure a manufactured or mobile home.
- 2. Design, Residential.** A manufactured home which has the same siding materials and pitched, shingled roofs as used on conventional homes.
- 3. Design Standard.** A bowed metal roof and aluminum siding, the traditional “mobile home” look.
- 4. Foundation Siding/Skirting.** A type of wainscoting constructed of fire and weather resistant material such as aluminum, treated pressed wood or other approved materials, enclosing the entire undercarriage of the manufactured or mobile home.
- 5. Manufactured Home.** A residential dwelling unit fabricated in an off-site manufacturing facility for installation or assembly at the building site, bearing a seal certifying that it is built in compliance with the National Manufactured Housing Construction and Safety Standards Act, (42 USC 5401 et seq.) and defined herein as a manufactured home as defined in Minn Stats. 327.31.
- 6. Mobile Home.** Any self-propelled or nonself-propelled vehicle used or so designated, constructed, reconstructed or added to in such a manner as will permit occupancy thereof as a dwelling or sleeping place for one or more persons, and to permit its being used as a conveyance upon the public streets and highways and does not qualify as a manufactured home as defined in Minn. Stat. 327.31.
- 7. Permanent Perimeter Enclosure.** A foundation which forms a complete enclosure under exterior walls.

8. Permanent Foundation. Any structural system for transporting loads from a structure to the earth at a depth below the established frost line without exceeding the safe bearing capacity of the supporting soil.

9. Recreational Vehicle (RV). A vehicular portable structure built on a chassis and not exceeding a gross weight of 4,500 pounds when factory-equipped for the road or an overall length of 30 feet and designed to be used as a temporary dwelling, travel, recreational and vacation uses.

10. Section. A unit of a manufactured home at least 10 body feet in width and 30 body feet in length.

11. Support System. A pad or a combination of footings, piers, caps, plates and shims, which when properly installed, support the manufactured/mobile home.

Section 3. CLASSIFICATION OF MANUFACTURED/MOBILE HOMES.

(A) Class A. A manufactured home certified as meeting the Mobile Home Construction and Safety Standards of the Department of Housing and Urban Development, Residential Designed Homes Placed on a Permanent Foundation.

(B) Class B. A manufactured home certified as meeting the Mobile Home Construction and Safety Standards of the Department of Housing and Urban Development, Standard Designed Home Placed on a Temporary or Permanent Foundation.

(C) Class C. A mobile home unit built before the HUD Code (1976).

Section 4. APPLICABILITY; PERMITTED PLACEMENT.

The establishment, location and use of a Class A manufactured home as a permanent residence approved individually, by specific materials, or by design, shall be permitted in Residential R-1 or R-2 Districts, subject to the requirements applying to residential uses in the district and provided the dwelling shall meet the exterior appearance standards. A zoning certificate shall be required for all applications for such use. Applications for approval shall be submitted to the Planning Commission on such forms as they may require to make their determination.

Section 5. REPLACEMENT OF NONCONFORMING HOMES.

(A) A manufactured or mobile home deemed for legal nonconforming use may be replaced by a manufactured home, provided the replacement is as follows: a Class C mobile home may be replaced with a Class A or B; a Class B manufactured home could be replaced with a Class A or B; a Class A manufactured home could be replaced with another Class A manufactured home.

(B) All additions and improvements shall meet all set back provisions of the zoning district in which the nonconforming home is located.

Section 6. EXTERIOR APPEARANCE STANDARDS.

Class A manufactured homes shall:

- (A) Meet all requirements for lot, yard, building and other requirements for the district in which it is located.
- (B) Utilize a permanent perimeter enclosure in accordance with the approved installation standards and this section.
- (C) Be anchored to the ground in accordance with the manufacturer's specifications.
- (D) Have all wheels, axles and hitch mechanisms removed.
- (E) Have utilities connected, in accordance with the City requirements and manufacturer's specifications.
- (F) Have siding material which looks like a type used on site-constructed residences.
- (G) The structure has a minimum 3:12 residential roof pitch, conventional residential siding, and a six-inch minimum eave overhand, including appropriate guttering.
- (H) Have a minimum width of the main body as assembled on the site of not less than 22 feet at one point, and a length of at least 22 feet at one point and have a total living area, excluding garages, porches or attachments of at least seven hundred (700) square feet.
- (I) The home shall appear to face the public street.

Section 7. TEMPORARY USE.

- (A) When permitted. The Planning Commission may issue a temporary use permit for the following:
 - (1) To an applicant in the process of building a conventional dwelling to locate a manufactured or mobile home on a building lot during the course of construction of the dwelling; such permit shall not be issued until after a zoning certificate has been issued for the dwelling.
 - (2) To an applicant whose own health or the health of another necessitates care, where the facts show that an unnecessary hardship would occur if not permitted to locate a manufactured home adjacent to the residence of one who is able to provide such care or in need of such care.
- (B) Length of permit. A temporary use permit may be issued by the Commission for a period not to exceed two years. The temporary permit may be renewed for an additional one year upon showing of good cause. A temporary use permit may be issued to an

applicant for a health or age related circumstance for a period coterminous with the health or age related circumstances.

(C) Permit expiration. At the time the temporary permit expires, the manufactured home and all appurtenances shall be removed from the property within 90 days.

(D) Utility requirements. Manufactured or mobile homes used for temporary uses shall have an approved water supply, sewage disposal system and utility connections, where appropriate

SECTION 8. This Ordinance shall be in full force and effect from and after the earliest period allowed by law.

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