

11-6-123 Manufactured Housing

Each manufactured housing dwelling unit which is located in a zone other than the RMHP Zone shall meet the following requirements:

- (1) The dwelling unit shall comply with all requirements of the zone in which it is located.
- (2) The dwelling unit shall be certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 and shall not have been altered in violation of such certification.
- (3) The dwelling unit must be taxed as real property or an appropriate affidavit filed with the Utah State Tax Commission as provided by Utah Code Annotated 1953, Section 59-2-602, as amended.
- (4) The dwelling unit shall be permanently connected to all required utilities.
- (5) Installation of the dwelling unit must meet the standards required by Section 10-1-1 of this Code. The space beneath the structure must be enclosed at the perimeter of the dwelling in accordance with minimum dimensions of 3 feet by 3 feet constructed to meet the requirements of the Uniform Building Code. All running gear, tongues, axles, and wheels must be removed at the time of installation.
- (6) At least 60 percent of the roof of the dwelling unit must be pitched at a minimum of 2½:12 and shall have a roof surface of wood shakes, asphalt, composition or wood shingles, concrete, fiberglass or metal tiles, slate, or built up gravel materials.
- (7) The dwelling unit shall have exterior siding material consisting of wood, masonry, concrete, stucco, masonite, or metal or vinyl lap or any material meeting the Uniform Building Code. The roof overhang shall not be less than eight (8) inches, including rain gutters which may account for up to four (4) inches of the overhang required, measured from the vertical side of the dwelling unit. The roof overhang requirement shall not apply to areas above porches, alcoves and other appendages which together do not exceed one-fourth of the length of the structure.
- (8) The width of the dwelling shall be at least twenty (20) feet at the narrowest point of its ground floor level for a length of at least forty (40) feet, exclusive of any garage area. Width shall mean the smaller of the two primary dimensions. The dwelling unit shall consist of multiple transportable sections at least ten (10) feet wide, unless transportable in three or more sections in which case only one section must be ten (10) feet wide.