

10-8-3: MANUFACTURED HOUSING:

- A. Permitted Use: A manufactured home shall be a permitted use in any zone district in which a conventional single-family home is a permitted use; provided, however, that such manufactured home and the lot on which it is placed shall be subject to the same development standards applicable to a conventional single-family home in the same zoning district. The authority to locate a manufactured home in single-family zoning districts shall not apply if more than ten (10) years have elapsed between the date of manufacture of the manufactured home and the date of the application for the issuance of a building permit to install the manufactured home on the affected lot.
- B. Performance Standards: Manufactured homes are subject to the following architectural or aesthetic standards: (Ord. 323, 3-9-1998)
1. The roof shall be double pitched and have a minimum vertical rise of six feet (6') for each twelve feet (12') of horizontal run, and shall be covered with roofing material that is residential in appearance, including, but not limited to: approved wood, asphalt composition shingles, metal or fiberglass, but excluding corrugated aluminum, or corrugated fiberglass roofs, which meet the snow load requirements of the international building code. (Ord. 323, 3-9-1998; amd. 2004 Code)
 2. All roof structures shall provide an eaves projection of no less than twenty four inches (24").
 3. The exterior siding shall consist predominantly of wood and stone, of a quality and consistency with other nearby homes.
 4. Any moving hitch, transporting lights, and wheels and axles shall be removed.
 5. The manufactured home shall be oriented on the lot so that its long axis is parallel with the road. A perpendicular or diagonal placement may be permitted if the narrow dimension of the unit, as it appears from the road, is no less than fifty percent (50%) of the unit's long dimension.
 6. The lot shall be landscaped to ensure compatibility with surrounding properties.
 7. The manufactured home shall have a length not exceeding four (4) times its width, with length measured along the longest axis and width measured at the narrowest part of the other axis. The minimum dimensions of the manufactured home shall be twenty two feet (22') in width and forty feet (40') in length. (Ord. 323, 3-9-1998)
 8. A garage or carport, constructed in accordance with the requirements of the international building code shall be provided. (Ord. 323, 3-9-1998; amd. 2004 Code)