

3-31: MOBILE HOMES

In order to meet the needs of those county residents desiring the portability and economy of mobile homes as a form of housing, as opposed to conventional fixed structures, and to provide adequate public facilities, transportation, health, and safety features for those occupying mobile homes, as well as neighboring property owners, only mobile homes which comply with the current HUD Federal construction and safety standards, and bear a Federal seal certifying to that effect, shall be permitted in Utah County, and only according to one of the following four, circumstances:

A. When placed in a properly approved and currently licensed Mobile Home Park and in compliance with the management policies of such park and the standards and ordinances of Utah County.

B. As a temporary caretaker dwelling on a lot on which a permitted conventional dwelling is being constructed in order to protect the site, provided:

1. A bond in lawful money equal to the cost of removing the mobile home but not less than \$1,000.00, is first posted with the County Building Official to guarantee the timely removal of the mobile home.

2. The owner(s) of the lot and mobile home agree to remove the mobile home within the time of the bond to obtain a full refund of the bond, or otherwise to allow the county to enter and remove the mobile home using the bond to defray costs.

3. The mobile home shall remain on the lot no longer than the current term of the building permit for the subject conventional dwelling; the completion date of the conventional dwelling; or 365 days, whichever is less.

Exception: the Zoning Administrator may grant one extension period of an additional 365 days upon finding that the construction of the permanent dwelling is being carried out diligently toward completion.

C. When placed in the I-1, NC-1 or HS-1 Zone in the capacity of a caretaker dwelling and when incidental to, and located on, the same lot or parcel of land as a principal use permitted in the zone, subject to the requirements set forth in said zone.

D. When placed in the RA-5 Residential Agricultural Zone, the RR-5 Rural Residential Zone, the TR-5 Transitional Residential Zone, the CE-1 Critical Environmental Zone, the CE-2 Critical Environmental Zone, the M&G-1 Mining and Grazing Zone, and the A-40 Agricultural Zone, when meeting the requirements for placement in such zone, and when all of the following requirements have been met:

1. The mobile home shall be affixed to a permanent footing and foundation that meets the Uniform Building Code for seismic zone three or the HUD standards for seismic zone three and shall support the structure after the running gear and hitch have been removed. There must be a permanent perimeter foundation wall continuous around the mobile home eliminating the need for skirting. The owner must obtain a building permit to ensure that the mobile home is adequately anchored to the permanent foundation and that plumbing and electrical hook-ups are in compliance.

2. Garages, carports, rooms and other structural additions or attachments to the mobile home must also meet current HUD mobile home standards for safety and construction and have a certificate to that

effect.

3. The mobile home shall comply with all other applicable requirements of the zoning district in which it is located including any additional requirements imposed by the FPO Zone requirements of this ordinance.

4. A H.U.D. approved mobile home (manufactured home) cannot be utilized as an addition to a conventional dwelling constructed under the currently adopted international construction and fire codes.