

ORDINANCE NO. 124
AN ORDINANCE TO ESTABLISH MOBILE HOME REQUIREMENTS

Chapter 16 of the Zoning Ordinances of the Town of Roslyn is herewith amended by adding thereto Section 25 to General Provisions reading as follows:

DEFINITION: Manufactured or Mobile Home means: a structure, transportable in one or more sections, which in the traveling mode is 8 body feet or more in width or 40 body feet or more in length or which when erected on-site is 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, and electrical systems contained in the structure. This term includes all structures that meet the above requirements, except the size requirements and with respect to which the manufacturer voluntarily files a certification pursuant to 3282.13 of this chapter and complies with the construction and safety standards set for in this part 3280. The term does not include any self-propelled recreational vehicle. Calculations used to determine the number of square feet in a structure will include the total square feet for each transportable section comprising the completed structure and will be based on the structure's exterior dimensions measured at the largest horizontal projections when erected on site. These dimensions will include all expandable rooms, cabinets, and other projections containing interior space, but do not include bay windows.

MOBILE HOMES ON SINGLE LOTS

- A. A mobile home on a single lot may be permitted after a public hearing for use on review if it meets the following requirements:
1. The mobile home shall be on a lot, which meets the minimum size requirements of the district in which the lot is located. All setback and yard requirements shall be met. The front setback shall be at least 10 feet. Only one mobile home shall be allowed per Fifty (50) foot lot frontage.
 2. All mobile homes shall meet Local, State, and Federal Building Codes concerning their construction.
 3. All mobile homes shall be connected to all utilities prior to and during occupancy.
 4. The mobile home shall be provided with uniform skirting from the bottom of the walls to the ground within thirty (30) days of move in. This skirting must be constructed of fire retardant material. The siding on the exterior of the mobile home must be finished material of uniform appearance securely attached to the mobile home.
 5. The mobile home shall be tied to ground anchors and this tie down system shall meet the requirements of 24 CFR 3280.306 Windstorm protection. (see attachment) It shall meet wind loads associated with the Town of Roslyn. All ground anchors shall be embedded below the frost line.
 6. Existing mobile homes, located within the Town of Roslyn on the effective date of this ordinance, not meeting the above requirements as well as the construction standards of 24 CFR 3280 in effect in the year the mobile home was constructed, may

be declared a public nuisance upon finding by the Town Board of Trustees, following a hearing that conditions within the mobile home are hazardous to human health and habitation.

7. Any mobile home not attached to the Town utilities or unoccupied for more than 6 months, may be declared a public nuisance subject to abatement. Any mobile home manufactured prior to the effective day of 24 CFR 3280 located in the Town prior to the effective date of this ordinance, may be declared a public nuisance if the conditions within the mobile home are hazardous to human health and habitation.

B. A mobile, or manufactured, home which meet all of the following minimum standards may be located on any residential lot upon issuance of a Building Permit, without a hearing for use on review.

1. The home must be at least sixteen (16) feet wide. (for wider widths see A)
2. The home must have factory installed wood, hardboard or siding with a wood appearance (vinyl).
3. The home shall be supported on a concrete foundation; concrete, masonry or wood basement; concrete piers; masonry blocks or other durable material comparable to the exterior of the home and shall be attached to foundation in a manner meeting the wind requirements set forth above.
4. The home shall have been manufactured within the past ten (10) years.
5. The home, whether a mobile or manufactured home must meet or exceed the standards in effect on the date of its creation as found in 24 CFR 3280.

First Reading: July 6, 2015

Second Reading:

Signed: _____
Steve Schmidt, Pres. Board of Trustees

Attest: _____
Rebecca Lundquist, Finance Officer

(SEAL)