

# Chapter 29

## MANUFACTURED HOME REGULATIONS

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**10-29-1: PURPOSE:**

This chapter establishes the minimum standards for the location and approval of manufactured housing. (Ord. 2140; amd. Ord. 2347)

**10-29-2: DEFINITIONS:**

**ACCESSORY STRUCTURE:** A structure attached to or located adjacent to a manufactured home such as awnings, carport, garages, porches or steps.

**MANUFACTURED HOME:** A structure that bears the Department of Housing and Urban Development certification that it has been constructed in conformance with the mobile home construction and safety standards in effect at the time of its construction, and is to be used as a permanent residential dwelling.

**PERMANENTLY AFFIXED:** A manufactured home which has the running gear and towing hitch, or similar devices, removed and is set up per manufacturer's instructions on permanent footings with supports having an anchoring system that is totally concealed under the structure and complies with Department of Housing and Urban Development standards. (Ord. 2140; amd. Ord. 2787)

**10-29-3: DEVELOPMENT STANDARDS:**

The use of a multi-sectional (e.g., "double" or "triple wide") manufactured (not "mobile") home as a permanent residential dwelling on an individual lot shall be permitted in any zoning district which permits installation of a single-family site-built dwelling provided the following standards are met:

- A. It is multi-sectional and was built after 1976 and confirmed to meet HUD standards applicable to manufactured home construction;
- B. Has a minimum floor area of nine hundred (900) square feet.
- C. Has roofing materials which are generally acceptable for site-built housing, and which have the appearance of a nonmetallic shingle, shake or tile roof. Roofs shall also have a minimum slope of twenty five percent (25%) (3:12) and overhanging eaves.

- D. Has siding materials which are generally acceptable for site-built housing, and which have the appearance of wood, masonry or horizontal metal siding. Reflection from horizontal metal siding shall be no greater than that from siding coated with white, gloss enamel.
- E. Has a foundation of concrete or other material allowed by the International Building Code for site-built homes which is aesthetically compatible with the manufactured home having the appearance of site-built construction. This means the fascia shall be an extension of the siding or be of materials having the appearance of site-built foundations such as brick, concrete or concrete block.
- F. Is permanently affixed per manufacturer's instructions. Footings shall be of poured masonry extending twenty-four inches (24") below grade.
- G. Has a crawl space with the following minimum measurements: 1) eighteen inches (18") of clearance; 2) twelve inches (12") of clearance under beams; and 3) an eighteen inch by twenty-four-inch (18" x 24") door.
- H. Complies with all applicable lot size, setback, and other requirements of the zoning district in which it is to be located.
- I. Provides two (2) off street parking spaces.
- J. When placed in a RS Zone, has a single car garage, or a carport with an attached, enclosed storage room.
- K. Provides right-of-way improvements in the same manner as site-built construction, in accordance with City policy.
- L. Manufactured homes shall not be allowed in subdivisions where they are prohibited by restrictive covenants.
- M. Manufactured homeowners or purchasers shall own or be purchasing the land upon which their home is to be placed. The owner or purchaser shall record with the County Recorder a non-revocable option declaring the manufactured home as real property. These requirements shall not apply within any duly approved mobile home park or to lands having mobile homes legally placed and resting on them prior to June 7, 2004. Exceptions may also be granted as a part of a planned unit development approval.
- N. Manufactured homes shall meet the requirements of the International Energy Conservation Code as adopted in section 4-2-1 of this Code, or other equivalent standard approved by the City.
- O. Manufactured homes shall be provided with smoke detectors as required in the International Building Code, section 1210, "smoke detectors and sprinkler systems", before final inspection and occupancy. Smoke detectors required in addition to those provided for in the Department of Housing and Urban Development, part 3280 of 24 CFR, "manufactured home construction and safety standards", may be of the battery-operated type.
- P. Manufactured homes not meeting standards in subsection A, B, E, J, N or O of this section shall not be allowed. Placement of manufactured homes not meeting standards in subsection A, B, E, J, N or O of this section may be considered by the Planning Commission on a case by case

basis in all other residential use districts in accordance with the conditional use permit provisions of chapter 25 of this title. (Ord. 4428, 4-15-2019)

#### **10-29-4: ACCESSORY STRUCTURES:**

Accessory structures to manufactured housing shall be constructed in compliance with the standards specified by the Nampa Comprehensive Zoning Ordinance, International Building Code, and the Department of Housing and Urban Development standards. Structures shall be aesthetically compatible with the home to which they are associated. (Ord. 2140; amd. Ord. 2347; Ord. 4428, 4-15-2019)

#### **10-29-5: ADMINISTRATION AND ENFORCEMENT:**

- A. Application: Application shall be made to the Planning Director on a prescribed form. The completed application shall be filed with the Planning Department. The application shall include all information necessary to determine conformity with required development standards of this chapter, including exterior dimensions, siding material, foundation fascia material, roofing material, eave overhang and any other applicable information. The applicant shall also attach to the application: 1) a copy of the manufacturer's instructions for installation of the home on permanent footings, and 2) a plot plan showing existing conditions and the proposed location of the home and other improvements at a scale of at least one inch equals twenty feet (1" = 20').
- B. Certificates And Inspection: The applicant shall sign the completed application certifying the manufactured home meets the required development standards of this chapter and that site development will be in accordance with said standards and the plot plan submitted stating that once the manufactured home is permanently affixed the applicant will comply with the requirement for the home to be declared as real property for taxation purposes. These certifications shall be made prior to the moving of the home to the building site.

Following application and plot plan approval by the Planning and Building Departments, the building official may issue a building permit for the footings and foundation. Upon satisfactory inspection of the footings and foundation for the attachment of the manufactured home, the building official shall verify, in writing, that all development standards have been met as certified by the applicant. The home may then be attached to the foundation in accordance with the manufacturer's instructions and City codes for permanent utility connections and other building requirements.

Prior to occupancy a final inspection shall be made to assure proper attachment of the home to the foundation and placement of a proper foundation fascia. (Ord. 2140; amd. Ord. 2347)

#### **10-29-6: NONCONFORMING MANUFACTURED HOMES:**

A manufactured home which has been placed and maintained upon an individual lot prior to January 2, 1982, shall be a legal nonconforming use. Such manufactured/mobile homes shall not be relocated within the City without conforming to all applicable provisions contained herein. (Ord. 2140; amd. Ord. 2787)