

Requirements for Manufactured Homes in R-2, R-3 and R-E Zoning Classifications

The Board may approve the installation of manufactured homes in the R-2, R-3, and R-E zoning districts by Special Use Permit subject to the following requirements:

- (1) **Compatibility.** The applicant shall demonstrate that the installation of the manufactured home is compatible with existing uses in the surrounding area and meets all requirements for issuance of a Special Use Permit.
- (2) **Construction.** The manufactured home must be new (never previously titled or occupied.)
- (3) **Main Body.** The main body of the manufactured home, as located on the site, shall be a minimum width of 20 feet.
- (4) **Roof Pitch. Overhang and Materials.** The main roof of the manufactured home shall have a nominal roof pitch overhand shall be one foot. All roofing materials shall be consistent on such roof and shall be compatible with site built houses in adjacent or nearby locations.
- (5) **Exterior Finish.** Exterior finish shall be consistent with site built homes in adjacent or nearby locations, provided however that reflection from such exterior finish shall not be greater than from siding coated with clean white gloss exterior enamel.
- (6) **Skirting.** All manufactured homes shall have stucco skirting on all sides of simulated or real block, brick, stone or equivalent.
- (7) **Foundations.** All manufactured homes shall be located on approved foundations similar and compatible in appearance to foundations of adjacent or nearby site built residences.
- (8) **Site Orientation.** All manufactured homes shall be placed on lots in such a manner as to be compatible with and reasonably similar in orientation to the site built housing which has been constructed in adjacent or nearby locations.
- (9) **Garages, Carports, and Driveways.** A manufactured home shall be required to have a garage or carport compatible with adjacent or nearby site built garages or carports. Driveways

and the floors of garages or carports shall be paved compatible with adjacent or nearby site built residences.

- (10) Steps. Front and back steps to manufactured homes shall be concrete with hand rails as required by the Building Code. Wooden steps with an attached deck may be allowed if compatible with adjacent or nearby sites.
- (11) Underground Utilities. Underground electric service shall be required.
- (12) Additional Conditions. The Board may include additional conditions or modify these required conditions to assure similarity in exterior appearance and compatibility between manufactured housing and site built dwellings in adjacent or nearby locations.