

## **SECTION 800: MANUFACTURED HOUSING**

- A. It is the intent of this Section to allow manufactured housing in certain districts provided the development standards of the applicable district and this Section are complied with.
- B. Minimum requirements:
1. A manufactured home which complies with the following development standards is permitted on a lot the same as a site-built dwelling unit:
    - a. Constructed after June 15, 1976
    - b. Placed onto a permanent foundation in conformance with the Indiana One and Two Family Dwelling Code
    - c. Siding consisting of at least one of the following materials is utilized:
      1. Aluminum
      2. Vinyl
      3. Wood
      4. Stucco
      5. Brick
      6. Stone
    - d. Has a roof with a minimum pitch of two in twelve, consisting of at least one of the following materials:
      1. Asphalt
      2. Tile
      3. Slate
      4. Wood Shake
    - e. Ground floor area which meets or exceeds the minimum standard established within the applicable district.
    - f. Building width in compliance with Section 709.
  2. Dwelling units meeting the above development standards are classified as Manufactured Homes Type I
- C. Special Exception Approvals:
1. A manufactured home not meeting the requirements of subsection (B) above, and a mobile home, which complies with the following development standards, is permitted on a lot only upon Special Exception approval:
    - a. All wheels, axles, and hitch mechanisms shall be removed.
    - b. A permanent foundation, skirting, or opaque perimeter enclosure shall be provided.
    - c. Dwelling shall be anchored to the ground in compliance with the Indiana One and Two Family Dwelling Code.
  2. These dwelling units are classified as a Manufactured Home Type II and are permitted uses in the RMH district and permitted as a Special Exception on a lot in the A, SR, R-2, R-4, and R-8 districts.
- D. No mobile home or manufactured home, whether occupied or vacant, shall be stored, maintained, or parked on a lot without approval from the Board of Zoning Appeals in accordance with the standards of the applicable district.