

**Sec. 16-49. - General design requirements.**

- (a) Suitability of land. Land subject to flooding, improper drainage, or erosion, or that is for topographical or other reasons unsuitable for residential use shall not be platted for residential use nor for any other use that will continue or increase the danger to health, safety, or result in property destruction, unless the hazards can be and are corrected.
- (b) Building square footage. Building's square footage must be at least 75% of the square footage of the homes, on average, to adjacent properties of the proposed home site. Existing houses exceeding 150% of the average or 50% below the average shall be excluded from the calculation. A house must be at least 500 square feet.
- (c) Placement of Manufactured Homes or Mobile Homes. Manufactured Homes may be placed outside of a mobile home park if the preponderance of homes, 51% or higher, are manufactured or mobile homes within one fourth of a (1/4) mile radius of the proposed home site. This requirement does not apply to platted manufactured home subdivisions.
- (d) In addition to (c) above Manufactured homes within one quarter mile from the shores of Lake Sinclair are not permitted unless the preponderance of homes, 51% or higher, are manufactured or mobile homes within ¼ mile radius of the proposed home site. All manufactured homes outside of mobile home parks must contain two or more sections. The placement of manufactured homes outside of a mobile home park and outside one quarter mile from the shores of Lake Sinclair, does not apply if a current owner has a manufactured home or has had one on the parcel in the last five years, has access to working septic tank or county sewer, and is limited to one residential structure per parcel. A new owner of a parcel within one quarter of a mile from the shores of Lake Sinclair that has a manufactured home at time of purchase may replace that manufactured home with a newer model if it has access to working septic tank or county sewer, and is limited to one residential structure per parcel. Manufactured home must be replaced with newer model that meets Baldwin County standards and Land Use Regulations.
- (e) Manufactured homes outside of mobile home parks must meet all regulations and standards, be set on a permanent foundation that completely encloses the undercarriage, and may not have metal siding.

**Sec. 16.74. - Supplementary regulations.**

- a. Manufactured home means a structure, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width or 40 body feet or more in length.