

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, within one tenth (1/10) of a mile radius 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.

In addition to (c) above Manufactured homes within one mile from the shores of Lake Sinclair must meet the following requirements:

- be new manufactured homes (manufactured within last six months).
 - be set on a permanent foundation of cinder block or cement).
 - unit must be connected to water and sewerage in compliance with codes and ordinances of Baldwin County.
 - comply with any local design standards that may apply to all other homes in the neighborhood in which the manufactured home is to be located; absent local design standards for a neighborhood, has exterior siding similar in appearance to siding materials commonly used on conventional site-built uniform building code single-family residences and must completely enclose.
 - be thermally equivalent to the state energy code
 - Is comprised of at least two fully enclosed parallel sections each of not less than twelve feet wide by thirty-six feet long;
 - Was originally constructed with and now has a composition or wood shake or shingle, coated metal, or similar roof of nominal 4:12 pitch or greater
- (d) The placement of manufactured homes outside of mobile home park and outside one mile from the shores of Lake Sinclair, does not apply if a manufactured home is or has been on parcel in the last five years, has access to working septic tank or county sewer and is limited to one residential structure per half acre or less parcel. Manufactured home must be replaced with newer model that meets Baldwin County standards and Land Use Regulations. Manufactured homes outside of mobile home parks must meet all regulations and standards, be located on a minimum one acre parcel, and be set on a

permanent foundation that completely encloses the undercarriage.

- (e) Placement of manufactured homes in traditional neighborhoods on parcels less than half an acre will be compatible with the neighborhood as determined by the Land Use Administrator.

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 or, a wheeled house when erected on site, is 500 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, air-conditioning, and electrical systems contained therein; except that such term shall include any structure which meets all the requirements of this paragraph except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the secretary of housing and urban development and complies with the standards established under the National Manufactured Housing Construction and Safety Standards Act of 1974, 42 U.S.C. Section 5401 et seq.