



# City of Boaz Alabama

Nick Borden  
Building and Zoning Official

COUNCIL  
DAVID ELLIS  
FRAN KILPATRICK MILWEE  
JOHNNY WILLIS  
MATT BRANNON  
MIKE MATTHEWS

## SUNVIEW PLACE REZONING,

Due to recent discovery, there are several issues with the current zoning designation of the properties within The Sunview Place area. In April of this year we had a total loss of a manufactured home at Sunview Place. The property owners were seeking to reinstall another Manufactured Home on the property in its place. However, according to the City's Zoning Regulations it would not be permitted due to the fact that every lot at Sunview Place is nonconforming per **§3.05.03 Development Standards**

**§3.05.03 Development Standards.** Any development, redevelopment, alteration, or expansion of a manufactured home park must comply with the following requirements:

### 1. Site Standards

- a. Each manufactured home park must be at least ten acres in area.
- b. **Individual home stands may not be separately owned.**
- c. Grounds must be kept free of debris, scrap, junk and inoperable vehicles.
- d. Buffers must be provided along the perimeter of the park as required in §9-01 Buffers.
- e. Common refuse containers must be screened in accordance with §9-02 Screening.

With that, permitting the replacement of a Mobile Home would not be allowed due to **§3.05.03 Development Standards, 10. Nonconformities.** And **§10-03 Nonconforming Uses of Land §10.04.04**

### 10. Nonconformities

- a. Any lawfully nonconforming manufactured home park may continue to operate as such, provided it meets all applicable state and county public health requirements. However, no additional spaces may be created and no additional homes may be placed within the park, not including replacement of existing homes, until the park is brought into compliance with these regulations.

**§10.04.04** Should the nonconforming structure or portion thereof be destroyed to an extent of more than 50% of its replacement value at the time of destruction, the structure or portion thereof may not be reconstructed except in conformity with this Ordinance. **When a nonconforming manufactured home or similar structure is replaced, the new structure must conform with all applicable regulations.**

**§13.03.100 MANUFACTURED HOME PARK.** Land used or designed as a manufactured home community containing multiple home stands for rent or lease.

With that, in my opinion the Planning Commission should consider the recommendation to the City Council to rezone the area to R-2 Medium Density Detached Residential District to allow the individual property owners the right to build new homes on the properties in the event the existing manufactured homes need replaced.

Thank You,

Nick Borden  
Building Inspector  
City of Boaz, AL  
Office: 256-593-0241