

Manufactured Housing and Mobile Homes

Item: Change the Zoning Ordinance to no longer allow mobile homes, mobile home parks, and manufactured housing parks in the Town. To also require that any modular home or double wide home have a permanent foundation of brick or block and to require any double wide to be no more than 5 years old.

Discussion:

1. After holding a Joint Public Hearing and discussion, the Planning Commission recommends no longer allowing mobile homes, mobile home parks or manufactured housing parks in the Town.

2. Additionally, the recommendation is also made by the Planning Commission to require that any double wide home be no more than 5 years old and that all double wide homes and modular homes have a permanent foundation of brick or block.

3. Any existing double wide or single wide homes will not be affected by these changes.

Recommendation:

1. Town Council approve as a first reading the following changes to the Code of Ordinances:

(a) Remove the following:

§6-3-182 Use Regulations

(n) mobile home park, with conditional use permit

(y) single wide homes, (of not less than 400 square feet and nothing more than 10 years old)

(ya) single wide homes, (not less than 400 square feet and nothing more than 10 years old) must be underpinned or skirted

(b) Remove the following:

§6-3-172 Use Regulations

(n) manufactured housing parks, with conditional use permit

(c) Make the following changes:

§ 6-3-182 Use Regulations

(wa) modular homes must have a permanent foundation of brick or block

(x) double wide homes must not be more than 5 years old

(xa) double wide homes must have a permanent foundation of brick or block