

**AN ORDINANCE AMENDING THE ROBBINS UNIFIED DEVELOPMENT
ORDINANCE REGARDING MANUFACTURED HOMES**

THE BOARD OF COMMISSIONERS OF THE TOWN OF ROBBINS ORDAINS:

Section 1. Subsection 152.109, "Table of permissible uses," is revised as follows:

Sec. 152.109 Table of permissible uses.

Note, The table of permissible uses is available for inspection in the office of the town clerk.

Table of Permissible Uses															
Zoning Districts			RA-40	RA-20	R-20	R-10	R-8	CBD	TBD	O-1	NBD	H-1	L-1	WP	LD
1.0	RESIDENTIAL														
1.1	Single family residence														
	1.11	Single family detached, one per unit	P	P	P	P	P			P					
	1.111	Site built and modular	P	P	P	P	P	P		P	P				
	1.112	Manufactured homes	P												
	1.116	Shelter house				P	P			P					
	1.12	Single family detached, more than one per lot													
	1.121	Site built and modular	PSC	PSC		PSC	PSC			PSC					
	1.122	Manufactured home park (see MHP Ordinance)					PSC								
[The remainder of the Table is unchanged.]															

Section 2. Sec. 152.133, "Manufactured homes," is enacted and states as follows:

Sec. 152.133 – Manufactured Homes.

In addition to all generally applicable provisions, any manufactured home that is constructed, erected, moved or substantially altered after the effective date of this ordinance must comply with the following design standards:

- A. Each manufactured home shall be set up and installed in accordance with the regulations for installation of manufactured homes adopted and published by the State Department of Insurance;

- B. Each manufactured home space shall have proper drainage to prevent accumulation of water;
- C. Each manufactured home stand shall have a solid ground surface where the home will be placed;
- D. There shall be adequate space for off street parking of two passenger cars at each home;
- E. Each manufactured home shall have steps in the front and rear of the home and shall have constructed a home patio which shall be a minimum of 64 square feet (eight feet by eight feet) and located at the front or rear entrance of the home;
- F. The minimum width of a home shall be twenty-two (22) feet of heated living space;
- G. The pitch of the roof of the home shall have a minimum vertical rise of three (3) feet for each twelve (12) feet of horizontal run;
- H. The roof shall be finished with a type of shingle that is commonly used in standard residential construction of site-built homes;
- I. The exterior siding shall consist of wood, hardboard or aluminum (vinyl covered or painted, but in no case exceeding the reflectivity of gloss white paint) comparable in composition, appearance and durability to the exterior siding commonly used in standard residential construction of site-built homes;
- J. The home shall have installed under the home a continuous, permanent masonry foundation, unpierced except for required ventilation and access;
- K. The tongue, axles, transporting lights and removable towing apparatus shall be removed after placement on the lot and before occupancy;
- L. The home shall be placed so that the apparent entrance or front of the home faces or parallels the principal street frontage, except where the lot size exceeds one acre; and
- M. The home shall have either
 - a. A roof consisting of at least two (2) directions (i.e., an L-shaped roof) or
 - b. The home shall incorporate at least three (3) of the following features:
 - 1. A break in the roof,
 - 2. At least two (2) dormers,
 - 3. Variable roof elevations,
 - 4. A covered porch that fronts at least one-third (1/3) of the structure's length, or
 - 5. A chimney.

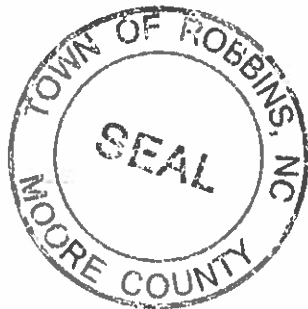
These standards are intended to ensure that manufactured homes established as the primary use for a property meet the same siting and design requirements as manufactured homes that are part of a manufactured home park and are regulated pursuant to § 152.355.

Section 3. All provisions of any town ordinance in conflict with this ordinance are repealed.

Section 4. This ordinance shall become effective upon adoption.

The foregoing ordinance, having been submitted to a vote, received the following vote and was duly adopted this 10th day of September, 2026.

Ayes: 4
Noes: 1
Absent or Excused: 0
Dated: 9-10-26



Cameron Dockery Mayor
Cameron Dockery, Mayor

Attest:
Jessica Coltrane
Jessica Coltrane, Town Clerk