

824 MANUFACTURED DWELLINGS

824.01 EXEMPTIONS

Section 824 does not apply to manufactured dwellings approved pursuant to Section 1204, *Temporary Permits*. In addition, Section 824 does not apply inside manufactured dwelling parks except that Subsections 824.02(B)(1) and (3) apply inside manufactured dwelling parks that are smaller than three acres.

824.02 STANDARDS

Manufactured dwellings shall comply with the following standards:

- A. In the AG/F, EFU, FF-10, RA-1, RA-2, RRFF-5, and TBR Districts, a manufactured dwelling shall have a minimum of 700 square feet of living space. In the FU-10, HR, MRR, RR, Urban Low Density Residential, VR-4/5, and VR-5/7 Districts, a manufactured dwelling shall have a minimum of 1,000 square feet of living space. Living space is measured from the exterior of the manufactured dwelling, excluding any hitch and any extension of, or attachment to, the manufactured dwelling that is not part of the original factory manufactured dwelling.
- B. In the FU-10, HR, MRR, RR, Urban Low Density Residential, VR-4/5, and VR-5/7 Districts:
 - 1. The manufactured dwelling shall have a roof pitched at a minimum of a nominal three feet in height for each 12 feet in width.
 - 2. The manufactured dwelling shall be placed on an excavated and back-filled foundation and enclosed at the perimeter such that the manufactured dwelling is located not more than 12 inches above grade. Where the building site has a sloped grade, no more than 12 inches of the enclosing material shall be exposed on the uphill side of the manufactured dwelling. If the manufactured dwelling is placed on a basement, the 12-inch maximum does not apply.
 - 3. The manufactured dwelling shall have no bare, unpainted, or galvanized metal roofing or siding materials. Wheels and hitches shall be removed.
 - 4. The manufactured dwelling shall have a garage or carport constructed of like materials to the manufactured dwelling. The garage or carport may be attached or detached.
 - 5. The manufactured dwelling shall be multisectional.

[Amended by Ord. ZDO-249, 10/13/14; Amended by Ord. ZDO-269, 9/6/18; Amended by Ord. ZDO-268, 10/2/18]