

ARTICLE VIII. MANUFACTURE HOUSING REGULATIONS.

Section 800. Purpose.

The purpose of these regulations is to provide standards and procedures specifically relevant to the location and development of manufactured housing and manufactured home communities.

Section 801. Definitions.

Manufactured home. A home transportable in one or more sections, which in the traveling mode is eight body feet or more in width or forty body feet or more in length, or when erected on site is three hundred twenty or more square feet and which is built on a permanent chassis, and designed to be used as a dwelling with or without permanent foundation, when connected to the required utilities, and includes plumbing, heating, air-conditioning and electrical systems . The home is built to the National Manufactured Housing Construction and Safety Standards Act.

Manufactured home lot/site. A parcel of land for the placement of a single manufactured home unit and for the exclusive use of its occupants.

Manufactured home community/subdivision. A development that has been planned, improved and used for the placement of four (4) or more manufactured homes for residential occupancy. The lots in said community/subdivision shall be for fee simple sale to individuals wishing to place a manufactured home on said lot, and shall not be used for lease or rental purposes.

Mobile Home or House Trailer. Any detached residential dwelling, built prior to June 15, 1976, prior to the National Manufactured Housing Construction Safety Standards Act. Designed and fabricated to be transported on its own wheels and axles arriving at the site where it is to be occupied as a dwelling, completed and ready for occupancy includes the plumbing, heating, air conditioning and electrical systems. Travel Trailers, campers, recreational vehicles and motor homes are not to be considered as Manufactured Homes, Mobile Homes, or House Trailers.

Modular Home. A factory fabricated transportable home consisting of units designed to be incorporated at a building site on a foundation and used for residential purposes. A modular home must have a seal of compliance according to the regulations of the Alabama Manufactured Housing Commission.

Note: For the purposes of this Article, the term “manufactured home” shall include “modular home” and all requirements shall apply equally to each.

Section 802. Manufactured Homes As In-fill Dwellings.

802.01. Compatibility Standards – Location Restrictions.

Manufactured Homes may be permitted on a vacant lot within the AG, RE, & R1 zoning districts, subject to full compliance with the following conditions:

- A.** The proposed manufactured home will not be located on a vacant lot that is within a designated local, state or federal historic district, or a vacant lot that is between two or more structures that have been listed on or are eligible for addition to the National Register of Historic Places.
- B.** The combined value of the proposed manufactured home and the property upon which it will be sited shall not be less than ninety (90) percent of the average fair market value of all adjoining properties that have been improved for single family residential use, according to the property value records maintained by the County Tax Assessor's Office.

802.02. Compatibility Standards – Generally.

The following are compatibility standards for manufactured homes meeting the definition of dwelling-single family.

Manufactured homes qualifying as dwelling, single-family shall be compatible to site-built and other housing in the immediate general area within the same zoning or residential district. Approval shall be granted when the manufactured home is substantially similar in size, siding material, roof material, foundation and general aesthetic appearance to: (1) site-built or other forms of housing which may be permitted in the same general area under this Ordinance or (2) existing development or (3) proposed development in the same zoning district. Items subject to compatibility comparison will include the following:

- A. Exterior Finish.** Any material may be used for exterior finish that is generally used in areas near the location where the manufactured home is sited.
- B. Installation.** Manufactured homes and mobile homes shall be installed in accordance with the manufacturer's installation instructions or the regulations promulgated by the Alabama Manufactured Housing Commission.
- C. Size & Appearance.** The general appearance and square footage of the home shall conform to housing in adjacent or nearby locations to insure compatibility of site-built homes and manufactured housing.
- D. Site-orientation.** Manufactured homes and mobile homes shall be placed on lots in a manner compatible with and reasonably similar in orientation to other structures in the area.

- E. Towing device.** All towing devices, wheels, axles and hitches must be removed.
- F. Utilities.** The home must be connected to water and sewage systems (including well and septic tank, if applicable) approved by the Alabama Department of Public Health or the Alabama Department of Environmental Management.
- G. Underpinning.** The type of material and method used for underpinning shall be consistent with and compatible to site-built homes in adjacent locations.

Section 803. Standards for All Manufactured Homes.

All manufactured homes shall comply with the following standards:

- A.** All mobile homes or trailers that are nonconforming prior to the effective date of this Ordinance shall be treated as nonconforming uses.
- B.** All manufactured homes placed after the effective date must comply with the requirements of this Zoning Ordinance.
- C. HUD Seal required.** Prior to installation, each manufactured home shall bear a seal certifying compliance with the Manufactured Home Construction and Safety Standards Act promulgated by the U.S. Department of Housing and Urban Development. Any existing mobile home or trailer not bearing such a seal shall be deemed a non-conforming structure and shall be treated as a non-conforming structure and use in accordance with the regulations established in Article VI of this Ordinance.
- D.** It shall be unlawful for any person to initially place, replace or relocate a manufactured home within the Town of Pike Road without first being granted a permit approved by the Planning Commission.
- E.** The Pike Road Town Council, upon recommendation by the Planning Commission, may grant to an applicant permission to park and/or use a manufactured home upon the premises on which a building or home is being constructed during the time of construction and may qualify, limit or terminate such permission at any time without notice. The permit shall be issued showing permission with a specific time period allowed for building of home to be both started and completed. If sincere construction is not started by the allotted start up date or if the construction is not continuing on a reasonable basis as determined by the Council, the permit shall be revoked unless a plea is made to the Council by the applicant for an extension and that extension is granted.
- F. Installation requirements.** All manufactured homes shall be set up, installed, and anchored in full compliance with the requirements of the Alabama Manufactured Housing Commission.

- G. Skirting required.** All manufactured homes shall be skirted with a weather-resistant material, which resembles a single-family dwelling. Skirting shall be adequately vented.
- H. Axles and towing devices removed.** Once a manufactured home has been placed on an individual lot, all tow bars and axles shall be removed and either removed from the property or stored on the lot where they will not be visible.
- I. Access to exterior entrances.** Immediately after installation and prior to occupation, a landing/porch/deck shall be installed on all front and back entrances. At least one of said landings shall be no narrower than five (5) feet in depth (as measured outward from the exterior of the structure) nor shorter than eight (8) feet in length and containing a railing along all exterior edges of the landing. Stairways leading to decks shall be no less than three (3) feet in width with exterior railing. All required stairways and landings/porches/decks shall be constructed of wood or brick materials or some combination of both. Required railing may be constructed of wood or metal material.
- J. Additions.** Additions to manufactured housing must be compatible with the home and surrounding area.

Section 804. Placement for Family Use.

Subject to obtaining the required permits from the Town of Pike Road for each unit, up to three (3) manufactured homes, mobile homes or house trailers on a single lot or premises **for family use only**, not to be rented or leased in any fashion to anyone, will not be considered as a trailer park under this Ordinance. Each application must be made by the owner of record or their authorized representative or agent.

Additionally, manufactured homes or trailers located on a single parcel as described above shall:

- be required to connect to all basic utilities;
- meet all lot size and setback requirements as set out in Section 409.

Section 805. Standards for Manufactured Home Communities/Subdivisions

805.01. Procedures.

- A. Community Plan.** A manufactured home community plan shall be developed and drawn to a scale of one (1) inch to one hundred (100) feet and shall include the following:

1. The name of the community, the names and addresses of the owners and the names and addresses of the designer or surveyor.
2. The date, scale and approximate north arrow.
3. The boundaries of the community.
4. The site plan of the community showing streets, driveways, open area, parking spaces, service buildings, water courses, easements, manufactured home spaces and other items as may be required by the Commission to assure compliance with the standards contained in these regulations.
5. Names of adjoining property owners.
6. The identification of all gas, water and sewage lines that will service the community. Street lights and solid waste containers shall also be included.
7. Surface water drainage plans.

B. Review and Approval. Before a permit is issued for construction of a manufactured home community, the plan for the community must be submitted to the Planning Commission for review and approval in accordance with the Montgomery County Subdivision Regulations.

C. Improvements to be Completed. Should the community streets not be completed within two (2) years of approval of the community plan, the Planning Commission shall notify the Town Clerk that no further building or electrical permits for manufactured home units shall be released within the manufactured home community until such time as improvements are completed.

805.02. Platting Requirements.

Manufactured home communities/subdivision proposed for location within the town limits of the Town of Pike Road must comply with all requirements of the Montgomery County Subdivision Regulations, including but not limited to, road construction standards, access requirements, drainage requirements, etc.

Additionally, unless otherwise approved, manufactured home communities located in the Town of Pike Road must meet all lot size and setback requirements for the zoning district in which it is to be located, as setout in Article IV, Table 4-2.