

5.54 MH-01: Manufactured Housing and Lease-lot Development Standards

This Manufactured Housing Standards section applies to the following district:

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The intent of Manufactured Housing Standards is to promote quality and safe lease-lot manufactured home and mobile home developments. The following standards apply:

- A. Permits: An Improvement Location Permit shall be required for each manufactured home dwelling and each mobile home dwelling prior to installation on a dwelling site, and for all other primary or accessory structures on the lot or dwelling sites.
- B. Design:
 1. *Dwelling Sites*:
 - a. Each dwelling site within a lease-lot development shall have separate utility connections.
 - b. Each dwelling site within a lease-lot development with four (4) or more dwelling sites shall have direct access onto a paved private street.
 - c. No more than one (1) dwelling shall be placed on a dwelling site.
 - d. Each dwelling site within a lease-lot development shall be considered a separate residence for all purposes such as taxing, assessing of improvements, garbage collection, and public utilities.
 2. *Dwelling Units*:
 - a. Each dwelling within a lease-lot development shall either:
 - i. Mobile Home: Be placed and tied down on a concrete pad with perimeter enclosure (i.e. skirting); or
 - ii. Modular Home: Be permanently mounted on a cinder block or concrete foundation.