

## CHAPTER 8

### MOBILE AND MANUFACTURED HOMES, MOBILE HOME PARKS, AND MOBILE HOME SUBDIVISIONS

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#### 8.1 MOBILE HOME PARKS PROHIBITED.

The Town of Rush Valley finds that under current circumstances it is not able to accommodate Mobile Home or Manufactured Home Parks. The Town of Rush Valley does not have a municipal culinary water or sanitary wastewater disposal system and its ability to provide municipal services is limited. Typical clustered Mobile Home or Manufactured Home Parks are not therefore feasible in the Town of Rush Valley and are currently prohibited.

#### 8.2 LOCATION AND USE.

(1) A manufactured or modular home may be located as a dwelling in any residential district provided that it complies with the exterior appearance requirements for all dwellings and that all manufactured homes be placed as permanent residences. Manufactured and modular homes may be stored, displayed, and sold only in commercial and manufacturing districts, but not occupied as a residence in those districts.

#### 8.3 MANUFACTURED HOMES PLACED AS PERMANENT RESIDENTIAL DWELLINGS.

(1) Manufactured or modular homes may be placed on a lot as permanent residences in residential zoning districts. A building permit shall be required for any permanent placement of a manufactured or modular home provided that it meets the following conditions:

(a) The standards of Title 58, Section 56, Utah Code Annotated, Utah Uniform Building Standards Act shall be complied with.

(b) It shall be supported on concrete block piers not less than 16" square and located not more than 8' apart along the principal under-framing of the structure or be placed on a permanent foundation meeting foundation requirements of the Uniform Building Code. If supported on piers, such piers shall be supported by:

(i) concrete footings not less than 16" square and extending downward to the frost level; or,

(ii) On concrete cross strips not less than 16" wide, 6" thick, and extending the full width of the under framing.

(iii) The manufactured home may be adjusted for correct elevation and leveling by use of wood blocks or shims on top of the concrete piers.

(c) Shall be tied down in a manner which meets the manufacturer's recommendations. If no such recommendations are available, shall be tied down as required by the Building Inspector.

(d) Shall be skirted with concrete blocks, stone or other masonry or other material of a permanent nature, as approved by the Building Inspector.

(e) Shall meet all zoning district requirements which apply to single family dwellings where the manufactured home is to be located.

(f) Must be connected to a power, water, and waste water system.

(g) If there is to be a basement or cellar under the structure, such foundation shall be constructed to meet standards of the Uniform Building Code.

(h) The wheels, running gear and tongue shall be removed from the manufactured or modular home.

#### 8.4 MOBILE HOMES PROHIBITED

As a result of their inferior construction, health hazards and tendency to reduce property values of surrounding areas no mobile home shall be allowed to be placed within the Town of Rush Valley except as a non-conforming use.

#### 8.5 MANUFACTURED OR MODULAR HOME SUBDIVISIONS

Nothing stated herein to the contrary shall prevent a developer from pursuing the development of a subdivision that will contain manufactured or modular homes, provided that any such subdivision must comply with the area requirements for each lot in the subdivision as determined by the zoning district in which it is located and complies with all of the other regulations governing a typical subdivisions as otherwise provided in this Ordinance.