

## **SINGLE-FAMILY HOMES; MANUFACTURED HOMES**

### **1.0 Intent**

It is the intent of this chapter to set forth the terms and conditions under which single-family homes may be sited, and to ensure that manufactured homes as defined herein may be sited in any zone where single-family homes are permitted. These regulations apply to all zones where single-family homes are permitted. However, nothing in this chapter shall be construed as to permit housing designs or construction standards that do not meet the standards of a historic district.

### **2.0 Definitions**

**2.01 Manufactured home:** a single family home which:

- a) is comprised of at least two fully enclosed parallel sections each of not less than 12 feet wide by 36 feet long;
- b) was originally constructed with and now has a composition or wood shake or shingle, coated metal, or similar roof of not less than 3:12 pitch; and
- c) has exterior siding similar in appearance to siding materials commonly used on site-built single family homes built according to the International Building Code.

**2.02 Mobile home:** a transportable, factory-built home designed and intended to be used as a year-round dwelling, and built prior to the enactment of the Federal Manufactured Housing and Safety Standards Act of 1974. Mobile homes are no longer built, and their placement in this community is prohibited.

**2.03 Single-family home:** any dwelling designed and intended for use by one family. A single-family dwelling may be site built or manufactured.

**2.04 Site-built home:** a dwelling that is constructed on the site where it will be used.

### **3.0 Minimum siting standards**

The following standards apply to the siting of all single-family homes, whether site-built homes or manufactured homes. Where any conflict arises between these regulations and the adopted building code, the stricter standard shall apply.

**3.01 Building orientation:** all dwellings shall be oriented on the lot so that the front door faces the street.

**3.02 Foundation:** all dwellings shall be placed on permanent foundations.

**3.03 Minimum width:** a dwelling shall be not be less than fourteen (14') feet in width at the narrowest point of its first story. *(NOTE: this is the minimum width to ensure that so-called "single-wide" homes are not placed in the community. For communities that wish to permit the placement of these "single-wide" homes, this restriction should be deleted.)*

**3.04 Age of dwelling (for manufactured homes only):** No manufactured home more than three years old on the date of installation shall be permitted on any lot.

**4.0 Minimum design standards** *(optional suggestions for communities that require residential design review)*

**4.01 Preferred siding materials:** dwellings shall be sided with wood, or with a material designed and intended to resemble a finished wood product. Brick and stone are also permitted. Metal or corrugated siding is prohibited.

**4.02 Roofs:**

(a) Roofing materials for dwellings shall be wood shingle or shake, composition, clay, or metal. Corrugated metal or fiberglass roofing is prohibited.

(b) The minimum pitch for a roof on a dwelling shall have a three-inch vertical rise for each twelve inches of horizontal run (3:12 pitch).

**4.03 Porches:** The front door shall be protected by a covered porch.

*NOTE: some communities also regulate landscaping and colors, although such regulations are most often associated with historic districts.*