

**ARTICLE XIII**

**“M – H” MANUFACTURED HOME DISTRICT**

**SECTION 1. INTENT AND PURPOSE OF DISTRICT:** It is intended that this district be established to permit manufactured homes where a lot or a group of lots is owned by the manufactured home owner.

This district is intended to be appended as an overlay to any of the residential districts to provide an opportunity for individual siting and use of manufactured homes for single-family dwellings consistent with the use and density characteristics of the surrounding neighborhood.

**SECTION 2. DISTRICT REGULATIONS:** In the “M - H” District, no building shall be used and no building or structure shall be erected, altered, or enlarged which is arranged, intended, or designed for other than one of the uses in SECTION 3 below.

**SECTION 3. USE REGULATIONS:**

1. Manufactured Homes (certified), single or multiple width, on a permanent foundation.
2. Uses and structures permitted in the parent district of which this district is made a part.

**SECTION 4. INTENSITY OF USE REGULATIONS:** A manufactured home in an “M – H” District shall be located on a lot which conforms with the minimum lot size requirements of the parent district, of which this district is made a part.

**SECTION 5. LOT COVERAGE:** A manufactured home and accessory buildings shall not cover more than forty (40) percent of the lot area.

**SECTION 6. HEIGHT REGULATIONS:** The height requirements of the parent district, of which this district is made a part, shall be the maximum height requirements.

**SECTION 7. YARD REGULATIONS:** The yard requirements of the parent district, of which this district is made a part, shall be the minimum yard requirements.

**SECTION 8. SIGN REGULATIONS:** The sign regulations of the parent district, of which this district is made a part, shall be the minimum requirements for signs unless otherwise approved by the Planning Commission and the Governing Body.

**SECTION 9. PARKING AND LOADING REGULATIONS:** The parking and loading requirements of the parent district, of which this district is made a part, shall be the minimum requirements unless otherwise prescribed and/or approved by the Planning Commission and the Governing Body.

**SECTION 10. SPECIAL MANUFACTURED HOME REQUIREMENTS:** Manufactured homes sited on individually owned lots shall be subject to the following special requirements:

1. All open space below such manufactured home not completely enclosed by the permanent foundation shall be skirted, blocked, or otherwise screened using solid materials which will assure positive closure.
2. Each manufactured home shall be an independent dwelling unit, connected to all available utilities.
3. Each manufactured home shall be provided with anchors and tie-downs of adequate capacity to provide stability against high winds and adverse weather conditions.
4. Each independent manufactured home shall be sited in such a manner as to preserve the visual character of the neighborhood, which shall include provisions for landscaping and other site improvements as well as off-street parking.
5. Each manufactured home shall bear a certification plate pursuant to the "National Housing Construction and Safety Standards Act of 1974", 47 U.S.C. 5401 et seq., as amended.
6. No manufactured home older than ten (10) years of age may be moved into Downs zoning jurisdiction.
7. Nonconforming manufactured homes shall not be relocated or otherwise moved within the municipal zoning jurisdiction of the City of Downs.