

ORDINANCE NO. 82-13

AN ORDINANCE ESTABLISHING THE RULES AND REGULATIONS
FOR THE GOVERNING OF MOBILE HOMES ON RESIDENTIAL
LOTS WITH THE CITY OF WENDOVER.

WHEREAS, the Wendover City Zoning Ordinance does not allow mobile homes to be located on individual residential lots, and,

WHEREAS, it has been found that some mobile homes are less resistant to deterioration, less safe from fire hazards, more subject to purchase payment delinquency ~~and~~ tax delinquency than are conventional houses, and,

WHEREAS, the location of mobile homes among conventional houses on residential lots has created problems of financing for conventional houses and loss of property values in some residential areas, and,

WHEREAS, it appears essential that mobile homes which are of sufficient construction to be classified as conventional houses and permitted to be located on owner occupied residential lots must meet special conditions to prevent adverse effects on neighboring properties and neighborhood values.

NOW, THEREFORE BE IT ORDAINED that the following standards prepared by the Wendover City Planning Commission and recommended to the City Council of Wendover City, for their adoption as regulations covering the classification of certain mobile homes as conventional houses, and where such structures may be located on residential lots in zones where conventional houses are permitted, are adopted. Any mobile home to be allowed on a residential lot outside of mobile home parks shall meet the following conditions:

A. A building permit shall be required for the set-up of any mobile home on a residential lot. The permit fee shall be based on Table 3-A of the Uniform Building Code and subject to the same valuation data as conventional dwellings;

B. Shall meet the standards of the Utah State Division of Manufactured Housing and Recreational Vehicles and carry the

design approval label of the Department of Housing and Urban Development;

C. Shall meet all zoning requirements as to lot area, width, frontage, front yard, side yards, rear yard, and coverage and other requirements of the Zoning Ordinance which single-family homes must meet in the zoning district in which the mobile home is to be located;

D. Shall be a mobile home, with minimum dimensions of 800 square feet;

E. Shall be connected to a power supply, water supply and waste water disposal system required for single-family conventional dwellings in the same zoning district, and approved by the County Health Officer;

F. Shall be "tied down" in a manner which meets the manufacturer's recommendations. If no such recommendations are available, the mobile home shall be tied down as required by the Building Inspector;

G. Shall be supported on blocks or foundations located no further than eight (8) feet apart along the principal under framing of the structure; or shall be placed on a permanent foundation meeting foundation requirements of the Uniform Building Code. If supported on piers, such piers shall be supported by concrete footings not less than sixteen (16) inches square and extending downward to the frost level; or on concrete cross strips not less than sixteen (16) inches wide, eight (8) inches thick, and extending the full width of the under framing; the mobile home may be adjusted for correct elevation and leveling by use of wood blocks or shims on top of the concrete piers;

H. Shall be skirted with concrete blocks, stone, masonry units or other skirting material of a permanent nature, as approved by the building inspector;

I. All stairs and landings shall conform to Chapter 33 of the Uniform Building Code;

J. All electrical services shall meet the requirements of the current edition of the National Electrical Code;

K. Gas equipment and installations shall conform to requirements of the Uniform Mechanical Code and the gas supplier; LP gas equipment and installation shall conform to NFPA's Pamphlet No. 58;

L. Sewer and water connections shall meet the requirements of the Utah Plumbing Code and those requirements and/or regulations of the Wendover City Sewer and Water Departments;

M. The wheels, towing tongue and running gear shall be removed from all mobile homes which are permanently established;

N. Alterations or additions to mobile homes shall not be made except when a permit is first obtained from the State Division of Manufactured Housing and Recreational Vehicles and a building permit obtained from the Wendover City Building Inspector;

BE IT FURTHER ORDAINED, that all storage of materials or more than four (4) vehicles, which are subject to State licensing, on the property of such mobiles, approved to be located on a residential lot, shall be within enclosed structures located as approved for accessory building in the Zoning Ordinance, or within a private garage or carport accessory to the mobile home dwelling structure.

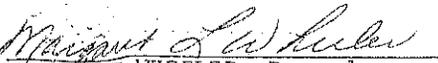
PENALTY: That a violation of this Ordinance shall be a Class "B" Misdemeanor, subject to a maximum fine of \$299.00 and a maximum jail term of six (6) months.

EFFECTIVE DATE: This Ordinance shall become effective thirty (30) days after posting it in three (3) public places.

DATED this 3rd day of November, 1982.


HUGH K. NEILSON, Mayor

ATTESTED:


MARGARET WHEELER, Recorder