



## SECTION 5.03

# UDO Permit: Manufactured Homes

Manufactured Homes may be utilized in three of the seven residential zoning districts provided that the requirements for appearance and dimensions as specified in UDO Section 2.08, I. have been met or exceeded. Appearance requirements include, but are not limited to such items as roof pitch and design, siding material, foundation construction, and entrance design, among other things. The review for a Manufactured Home whether as a Permitted Use or Special Exception Use will require a site plan and building elevations.

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### **Manufactured Home: Permitted Use**

***Expected Review Time:*** Approximately 5-10 business days

***Primary Processing Department:*** Building Codes Enforcement

***Departments involved in Preliminary review process:*** Building Codes Enforcement, Planning & Zoning, and Engineering

Manufactured Homes are a permitted use in the R-30 zoning district. Homes within the R-30 Residential Zoning District have a faster review process than those located in either the R-20 or R-15 districts because as a permitted use the only review procedure required is to obtain a UDO Permit with the request for a Building Permit, provided that all District regulations are met. See Section 10.01 of this manual for Building Permit procedures.

### **Manufactured Home: Special Exception Use**

***Expected Review Time:*** Approximately 78-85 days

***Primary Processing Department:*** Planning & Zoning

***Departments involved in Preliminary review process:*** Planning & Zoning, and Engineering

Manufactured Homes are permitted as a Special Exception Use in the R-20 and R-15 Residential Zoning Districts. Manufactured Homes that are within the R-20 and R-15 districts shall be required to follow the procedures listed in this manual for Special Exception Use Petitions, and must meet the Manufactured Home requirements of the UDO. See Section 6.01 of this manual for Special Exception Use procedures.

### **Existing Manufactured Homes**

Existing Manufactured Homes that are located in a Zoning District other than those mentioned above are classified as Existing Non-Conformities and must follow UDO Section 1.21.

If an existing Manufactured Home is being replaced by a new Manufactured Home then the new home must meet the design criteria mentioned in UDO Section 2.08 (I).