

CHAPTER 12

MOBILE AND MODULAR HOUSING

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Article 1. General Provisions

Section 12-1. Purpose.

1. The purpose of this Chapter is to provide areas within the corporate boundaries of the Town of Corn, Oklahoma, wherein the location and development of manufactured homes, manufactured home subdivisions, mobile homes, mobile home parks, recreational vehicle and mobile home subdivisions may be safely continued and encouraged.

2. It is the purpose of this chapter to encourage the provision of alternative modest income housing in general residential areas by permitting the use of Type I and Type II Manufactured Homes, as defined herein, in all districts in which similar dwellings constructed on site are permitted, subject to the requirements and procedures set forth herein to assure acceptable similarity in exterior appearance between such Type I and Type II Manufactured Homes and dwellings that have been or might be constructed under these and other lawful regulations on adjacent or nearby lots in the same district.

3. It is the further purpose of this Chapter to encourage the provision of alternative modest income housing in certain residential areas by permitting the use of Type III Manufactured Housing, as defined herein, in certain specified districts, when they are shown to meet the requirements and procedures set forth herein.

4. It is the purpose of this chapter to recognize mobile homes constructed prior to June 15, 1975, as distinct and different from units designated as Manufactured Homes Types I, II and III, and to prescribe appropriate procedures and requirements for their placement in the community.

5. The regulations set forth in this chapter are designed to promote stable neighborhoods, prevent health and safety hazards and encourage the economical and orderly development and operation of manufactured home subdivisions, mobile home parks and subdivisions, and recreational vehicles.

Section 12-2. Definitions.

For the purpose of this Chapter, the following terms, words and phrases shall have the meanings indicated herein below:

- 1. Add-A-Room Unit. The term "add-a-room unit" shall mean a unit of manufactured housing, not designed as a part of the original structure, which may have less occupied space than a manufactured housing section.
- 2. Approved. The word "approved" shall mean acceptable to the appropriate authority having jurisdiction, by reason of investigation accepted principles or tests by nationally recognized organizations.

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3. Anchoring System. The term “anchoring system” shall mean an approved system of straps, cables, turnbuckles, chains, ties, or other approved materials used to secure a manufactured or mobile home.
4. ANSI / NFPA 501 A Standard for Installation of (Manufactured) Mobile Homes. The term “ANSI / NFPA 501 A Standard for Installation of (Manufactured) Mobile Homes” shall mean those model mobile homes, as adopted and copywrited by the National Fire Protection Association and the Manufactured Housing Institute.
5. Building Code. The term “building code” shall mean the officially adopted building code in effect within the Municipality.
6. Expando Unit. The term “expando unit” shall mean an expandable manufactured housing unit.
7. Foundation Code. The term “foundation code” shall mean the “Standard for the Permanent Installation of Manufactured Homes” as adopted by Ordinance.
8. Foundation Siding/Skirting. The term “foundation siding/skirting” shall mean a type of wainscoting constructed of fire and weather resistant material, such as aluminum, asbestos board, treated pressed wood or other approved materials, enclosing the entire under-carriage of the manufactured or mobile home.
9. Health Officer. The term “Health Officer” shall mean the legally-designated health authority of the Town of Corn, Oklahoma (or his authorized representative), or the authorized representative of the Washita County Health Department, or the State Department of Health.
10. Inspection Officer. The term “inspection officer” shall mean the Building Official of the Town of Corn, Oklahoma, or his authorized agent.
11. Licensee. The word “licensee” shall mean any person licensed to operate and maintain a mobile home park under the provisions of this Chapter.
12. Manufactured Home. The term “manufactured home” shall mean a dwelling unit fabricated on or after June 15, 1976, in an off-site manufacturing facility for installation or assembly at the building site, bearing a seal certifying that it is built in compliance with the federal Manufactured Housing Construction and Safety Standards Code. The three types of manufactured homes (TYPE I, TYPE II, and TYPE III) are defined as meeting all the appropriate requirements of Section 4 of this chapter.
13. Manufactured or Mobile Home Community (Park). The term “manufactured or mobile home community park” shall mean a parcel of land on which two (2) or more manufactured or mobile homes are occupied as residences.
14. Manufactured Home Subdivision. The term “manufactured home subdivision” shall mean a parcel of land platted for subdivision according to all requirements of the comprehensive plan, designed or intended for lots to be conveyed by deed to individual owners for residential occupancy primarily by manufactured homes.
15. Manufactured Housing Construction and Safety Standards Code. The term “manufactured housing construction and safety standards code” shall mean Title VI of the 1974 Housing and Community Development Act (42 U.S.C. 5401 et sequental), as amended (previously known as the federal Mobile Home Construction and Safety Act), rules and regulations adopted thereunder (including information supplied by the home manufacturer, which has been stamped and approved by a Design Approval Primary Inspection Agency, an agent of the U.S. Department of Housing and Urban Development pursuant to HUD rules), which became effective for mobile/manufactured home construction on June 15, 1976.
16. Mobile Home. The term “mobile home” shall mean a transportable structure larger than three hundred and twenty (320) square feet, designed to be used as a year-round residential dwelling, and built prior to the enactment of the federal Mobile Home Construction and Safety Act of 1974, which became effective for all mobile home construction June 15, 1976.

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17. Mobile Home Dependent. The term “dependent mobile home” shall be considered to be the same as a recreational vehicle, unless otherwise specified.

18. Mobile Home Independent. The term “independent mobile home” shall mean any mobile home which meets the minimum gross floor area or habitable space requirement of any municipal regulations, and which has a flush toilet and a bath or shower. Unless otherwise indicated in the text of this Chapter, the term “mobile home” shall mean an independent mobile home.

19. Mobile Home Space. The term “mobile home space” shall mean a plot of ground within a mobile home park designed for the accommodation of one (1) mobile home, and not located on a mobile home sales lot.

20. Mobile Home Subdivision. The term “mobile home subdivision” shall mean any subdivision designed and intended for residential use, where residence is in mobile homes exclusively, and mobile home lots are sold for occupancy.

21. Non-Residential Mobile Trailer. The term “non-residential mobile trailer” shall mean any vehicle having the basic characteristics of either a mobile home travel trailer, but which is used for purposes other than residential and is not being offered for sale (as indicated by clearly displayed sign on or near the trailer).

22. Occupied Space. The term “occupied space” shall mean the total area of earth horizontally covered by the structure, excluding accessory structures, such as, but not limited to, garages, patios and porches.

23. Park. The term “park” shall mean a mobile home and/or recreational vehicle park.

24. Permanent Foundation. The term “permanent foundation” shall mean any structure system for transposing loads from a structure to the earth at a depth below the established frost line without exceeding the safe bearing capacity of the supporting soil.

25. Permanent Perimeter Enclosure. The term “permanent perimeter enclosure” shall mean a permanent perimeter system completely enclosing the space between the floor joist of the home and the ground.

26. Permittee. The term “permittee” shall mean any person to whom a temporary permit is issued to maintain or operate a mobile home park under the provisions of this Chapter.

27. Public Water or Sewer System. The terms “public water system” or “public sewer system” shall mean any such system built and owned by, or dedicated to and accepted by, the Town of Corn, Oklahoma; all other such systems shall be deemed private systems.

28. Recreational Vehicle. The term “recreational vehicle” shall mean a portable vehicular structure not built to the federal Manufactured Housing Construction and Safety Standards Code (or the obsolete ANSI 119.1 Mobile Home Design and Construction Standard) designed for travel, recreational camping or vacation purposes, either having its own motor power or mounted onto or drawn by another vehicle, and including but not limited to, travel and camping trailers, truck campers, and motor homes.

29. Recreational Vehicle Park. The term “recreational vehicle park” shall mean any plot of ground upon which two (2) or more recreational vehicles, occupied for dwelling or sleeping purposes are located, regardless of whether or not a charge is made for such accommodations.

30. Recreational Vehicle Space. The term “recreational vehicle space” shall mean a plot of ground within a recreational vehicle park designed for accommodation of one (1) recreational vehicle.

31. Rural Area. The term “rural area” shall mean any area within the existing or future corporate boundaries of the Town of Corn, Oklahoma, which is Zoned agriculturally; this shall not include areas Zoned for low-density, residential-estates type uses.

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32. Section. The word “section” shall mean a unit of a manufactured home at least ten (10) body feet in width and thirty (30) body feet in length.

33. Service Building. The term “service building” shall mean any building housing toilet and bathing facilities for men and/or women, and may also include buildings containing laundry facilities and other facilities, as required by this Chapter or desired by the park operator.

34. Special Exception Permit. The term “special exception permit” shall mean a device for permitting a use within a district other than a principally permitted use.

35. Support System. The term “support system” shall mean a pad or a combination of footings, piers, caps, plates, and shims, which, when properly installed, support the manufactured or mobile home.

36. Urban. The word “urban” shall mean all areas within the existing or future corporate boundaries of the Town of Corn, Oklahoma, Zoned for urban intensity development.

Section 12-3. Permitted Placement.

The establishment, location, and use of manufactured homes as permanent residences approved individually, by specific materials, or by design, shall be permitted in any zone permitting installation of a dwelling unit, subject to requirements and limitations applying generally to such residential use in the district, and provided such homes shall meet the following requirements and limitations:

1. The dwelling shall meet the appropriate Exterior Appearance Standards Section, as hereinafter set forth;
2. The dwelling shall be sited in a district where such use is permitted in the Uses Permitted Section, as hereinafter set forth;
3. The dwelling shall receive all required permits and conform with the Comprehensive Plan and other ordinances of the Town of Corn, Oklahoma, if applicable.

Section 12-4. Non-Residential Mobile Trailers.

1. No non-residential mobile trailers shall be permitted in the Town of Corn, Oklahoma, unless a license for its operation is issued by the inspection officer.

2. Such license shall specify the permitted use of the non-residential mobile trailer, the location of such operation and the termination date of the permit.

3. No license shall be issued for a use which would violate any local, state or Federal Ordinance, Law or regulation.

4. An annual fee of twenty-five dollars (\$25.00) shall be charged for each non-residential mobile trailer license; provided, that no governmental or non-profit agency shall be charged for such a fee.

5. Operation of non-residential trailers by contractors or construction projects for which building permits have been issued or which are otherwise approved by governmental units is permitted during the term of such construction project, without issuance of a license.

6. This Section shall not be construed as permitting or authorizing the permanent location of any non-residential mobile trailer within the Town of Corn, Oklahoma.

NOW THEREFORE, BE IT ORDAINED BY THE TOWN BOARD OF THE TOWN OF CORN, OKLAHOMA:

Whereas the Code of Ordinances of Corn, Oklahoma does not adequately provide for the general provisions for mobile and modular housing, the following Section 12-7 in Article 1 of Chapter 12 of our Code of Ordinances shall be added as follows:

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Article 1, Section 12-7 Mobile Homes.



1. No manufactured/mobile home or travel trailer or recreational vehicle shall be permitted to be used as a residence within the corporate limits of the Town of Corn, Oklahoma, except in an existing designated mobile home park. Any manufactured/mobile home or travel trailer or recreational vehicle located in the town legally, prior to the enactment of this ordinance and used and occupied as a residential dwelling, shall be allowed to remain, but shall not be replaced with another manufactured/mobile home or travel trailer or recreational vehicle under any circumstance.
2. A property owner shall not store, nor permit to be stored, more than one (1) manufactured/mobile home or travel trailer or recreational vehicle on a residential lot; such manufactured/mobile home or travel trailer or recreational vehicle shall not be stored in any front or side yard or public utility easement, nor shall such manufactured/mobile home or travel trailer or recreational vehicle project beyond the front of any building.
3. It shall be unlawful for any person, firm or corporation to park or permit the parking of a manufactured/mobile home or travel trailer or recreational vehicle on any lot or tract of land within the Town of Corn, Oklahoma, whenever such manufactured/mobile home or travel trailer or recreational vehicle is being used or occupied as a residence, except in an existing designated mobile home park.
4. The provisions of this section shall not apply to a manufactured/mobile home or travel trailer or recreational vehicle which is being occupied temporarily, temporarily meaning 60 days or less per year, by a person or persons visiting in the Town of Corn, Oklahoma.
5. This section repeals and/or amends any ordinance that conflicts with the terms of this ordinance.

Passed and approved this 14 day of May, 2016



THE TOWN OF CORN, OKLAHOMA

BY: Barbara Nurnberg
BARBARA NURNBERG, MAYOR

ATTEST:

Chris Loewen
CHRIS LOEWEN, TOWN CLERK

815 Corn



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Section 12-5. Non-Conforming Homes.

A manufactured or mobile home placed and maintained on a tract of land and deemed to be a legal non-conforming use prior to the adoption of this ordinance, shall continue to be a legal non-conforming use. If the non-conforming use is discontinued, the land thereafter must be used in conformity with all provisions of this chapter and the Zoning Ordinance, if any.

Section 12-6. Structural Additions or Alterations.

Due to its integral design, any structural alteration or modification of a manufactured or mobile home after it is placed on the site must be approved by the Building Inspector or other authorized administrative official of the Town of Corn, Oklahoma. All structural additions shall comply with the Town of Corn's Building Codes.

Section 12-7 through 12-9. (Reserved for future use.)

Article 2. Manufactured Homes

Section 12-10. Exterior Appearance Standards.

Manufactured homes shall be classified as to acceptable compatibility or similarity in appearance with site-constructed residences, as set forth in the following sections.

Section 12-11. Type I Manufactured Home.

Type I manufactured home shall:

1. Have more than 950 square feet of occupied space in a typically double-section or larger multi-section unit;
2. Be placed onto a permanent foundation;
3. Utilize a permanent perimeter enclosure in accordance with approved Installation Standards, as specified in Section 12-16;
4. Be anchored to the ground, in accordance with the Town of Corn Codes and to the manufacturer's specifications;
5. Have wheels, axles, and hitch mechanisms removed;
6. Have utilities connected in accordance with the local codes and manufacturer's specifications;
7. Have siding material of a type customarily used on site-constructed residences;
8. Have roofing material of a type customarily used on site-constructed residences;
9. Have open, covered, and/or enclosed parking structure which is compatible with other housing in immediate area, and all parking surfaces shall be hard surfaced.

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Section 12-12. Type II Manufactured Home.

Type II manufactured home shall:

1. Have more than 720 square feet of occupied space in a single, double, expando, or multi-section unit (including those with add-a-room units);
2. Be placed onto a permanent foundation;
3. Utilize a permanent perimeter enclosure in accordance with approved Installation Standards, as specified in Section 12-16;
4. Be anchored to the ground, in accordance with manufacturer's specifications and local codes;
5. Have wheels, axles, and hitch mechanisms removed;
6. Have utilities connected in accordance with manufacturer's specifications or the local codes, whichever is more restrictive;
7. Have siding material of a type customarily used on on-site constructed residences;
8. Have roofing material of a type customarily used on on-site constructed residences;
9. Have covered and/or enclosed parking structure which is compatible with other housing in immediate area, and all parking surfaces shall be hard-surfaced.

Section 12-13. Type III Manufactured Home.

Type III manufactured home shall:

1. Have more than 400 square feet of occupied space in a single, double, expando, or multi-section unit (including those with add-a-room units);
2. Be placed onto a support system in accordance with approved Installation Standards, as specified in Section 12-16;
3. Be enclosed with foundation siding/skirting in accordance with approved Installation Standards, as specified in Section 12-16;
4. Be anchored to the ground, in accordance with manufacturer's specifications and the local codes.
5. Have utilities connected, in accordance with manufacturer's specifications or the local codes.

Section 12-14. Mobile Homes.

For the purpose of determining appropriateness for placement, mobile homes shall:

1. Have more than three hundred and twenty (320) square feet of occupied space;
2. Be placed onto support system, in accordance with approved Installation Standards, as specified in Section 12-16;

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3. Be enclosed with foundation siding/skirting in accordance with manufacturer's specifications for local codes;
4. Be anchored to the ground, in accordance with manufacturer's specifications and local codes.
5. Have utilities connected, in accordance with manufacturer's specifications and local codes.

Section 12-15. Uses Permitted.

Manufactured or mobile homes are permitted uses, as follows:

1. Agricultural District (A-1). Permitted uses are Type I, II, and III manufactured homes. Mobile homes may be permitted with a special exception permit.
2. Single-Family Residential District (R-2). Permitted uses are Type I manufactured home. Type II and III may be permitted with a special exception permit. Mobile homes are prohibited.
3. Two-Family Residential District (R-2). Permitted uses are Type I manufactured home. Type II and III may be permitted with a special exception permit. Mobile homes are prohibited.
4. Multi-Family Residential District (R-3). Permitted uses are Type I manufactured home. Type II and III may be permitted with a special exception permit. Mobile homes are prohibited.
5. Residential Estate District (R-4). Permitted uses are Type I manufactured home. Type II and III may be permitted with a special exception permit.
6. Convenience Commercial District (C-1). Allows no permitted uses. Types I, II, III and mobile homes may be permitted with a special exception permit.
7. Highway Commercial and Commercial Recreation District (C-2). Allows no permitted uses. Types I, II, III and mobile homes may be permitted with a special exception permit.
8. General Commercial District (C-3). Allows no permitted uses. Types I, II, III and mobile homes may be permitted with a special exception permit.
9. Light Industrial District (I-1). Allows no permitted uses and all uses are prohibited.
10. Heavy Industrial District (I-2). Allows no permitted uses and all uses are prohibited.
11. Manufactured Home Community (Park) (MHC). Permitted uses are Type I, II, III and mobile homes.
12. Manufactured Home Subdivision (MHS). Permitted uses are Type I and II. Type III and mobile homes are prohibited.

Section 12-16. Installation Standards.

Manufactured or mobile home installation standards are as follows:

1. Permanent Perimeter Enclosure. Those manufactured homes designated in the zoning ordinance as requiring perimeter enclosure must be set onto an excavated area, with permanent perimeter enclosure, foundations, footings and crawl space or basement walls constructed in accordance with the terms of the Foundation Code. The space between the floor joints of the home and the excavated underfloor grade shall be completely enclosed with the permanent perimeter enclosure (except for required openings).

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2. Foundation Siding/Skirting (For Temporary Structures). All manufactured or mobile homes without a permanent perimeter enclosure shall have an approved foundation siding/skirting and back-up framing which shall be weather resistant, non-combustible or self-extinguishing materials, which blend with the exterior siding of the home. Below grade level and for a minimum distance of six (6) inches above finish grade, the materials shall be unaffected by decay or oxidation. The siding shall be installed in accordance with manufacturer's recommendations or approved equal standards. The siding shall be ventilated by openings, which shall have a net area of not less than one and one-half (1 ½) square feet for each twenty-five (25) linear feet of exterior perimeter. The openings shall be covered with corrosion resistant wire mesh not less than one-half (½) inch in any dimension. The underfloor area shall be provided with an eighteen (18) inch by twenty-four (24) inch minimum size access crawl hole, which shall not be blocked by pipes, ducts, or other construction interfering with the accessibility of the underfloor space, or other approved access mechanism.

3. Support System. All HUD-Code Type I and Type II manufactured home load-bearing foundations shall be installed in conformance with the regulations in the Foundation Code and with the manufacturer's installations specifications. All HUD-Code Type III manufactured homes and all mobile homes not placed on a permanent foundation, shall be installed on a support system in conformance with the manufacturer's installation specifications or with the Foundation Code.

Section 12-17 through 12-19. (Reserved for future Use.)

Article 3. Manufactured Home Subdivision

Section 12-20 through 12-29. (Reserved for future Use.)

Article 4. Mobile Home and Recreational Vehicle Parks.

Section 12-30 through 12-49. (Reserved for future use.)

Article 5. Mobile Home Subdivisions.

Sections 12-50 through 12-59. (Reserved for future use.)

Article 6. Miscellaneous Provisions.

Sections 12-60 through 12-69. (Reserved for future use.)

Article 7. Penalty.

Section 12-70. Penalty.

Any person, firm or corporation who violates any provision of this Chapter shall be guilty of an offense and, upon conviction thereof, shall be punished by fine and cost as provided for in Section 9-20 of this Code. Each day upon which such violation continues shall be deemed a separate offense.