Chapter 24 SINGLE-FAMILY OR TWO-FAMILY DWELLING STANDARDS - DS

24-1 Purpose

All manufactured homes located outside manufactured home parks are defined as single-family or two-family dwellings and must be installed on an approved permanent foundation system. Any detached single-family or two-family dwellings located on an individual lot outside of a manufactured home park must meet the off-street parking requirements in Chapter 6-4 of the Town of Minersville Zoning Ordinance and the following standards in addition to any others required by law.

1. The dwelling must meet the Uniform Building Code or, if it is a manufactured home, it must be certified under the National Manufactured Housing Construction and Safety Standards Act established by the U.S. Congress and must have been issued an insignia and approved by the U.S. Department of Housing and Urban Development and must not have been altered in violation of such codes. A used manufactured home must be inspected by a Minersville building official prior to placement on a lot to ensure it has not been altered in violation of such codes.

2. The building inspector shall determine that the subject lot together with the used or new proposed manufactured home meet all zoning regulations and shall be architecturally and aesthetically compatible and harmonious with surrounding development in the vicinity. Only one (1) manufactured home shall be placed on only one (1) parcel.

3. Manufactured homes as defined here as single-family dwellings which are located outside of a manufactured home park are permitted as of February 10, 1993, in the following Town of Minersville Zoning Districts:

   a. Agricultural District - A;
   b. Residential Agriculture District - RA;
   c. Single-Family Residential - R-1; and
   d. Multiple Family Residential District - R.

   Two-family dwellings are permitted in the Multiple Family Residential District (R-3); and single-family and two-family dwellings are conditional uses in the Multiple Use District MU-10.

4. The dwelling must be taxed as real property. If the dwelling is a manufactured home, an affidavit must be filed with the State Tax Commission pursuant to Utah Code Annotated 59-2-602.

5. The dwelling must be permanently connected to and approved for all required utilities.

6. The dwelling must provide a minimum of seventy-two (72) square feet (per dwelling unit) of enclosed storage with a minimum height of six (6) feet located in the basement or garage area or in an accessory storage structure. Said structure shall conform to all applicable building codes.

7. The dwelling must be attached to a site built permanent foundation which meets the Uniform Building Code or if the dwelling is a manufactured home, the installation must meet the ICBO Guidelines for Manufactured Housing Installations including any successors to these standards and the space beneath the structure must be enclosed at the perimeter of the dwelling in accordance with said ICBO guidelines and constructed of materials that are weather resistant and aesthetically consistent with concrete or masonry type foundation materials. At each exit door there must be a landing that is a minimum of thirty-six (36) inches by thirty-six (36) inches and is constructed to meet the requirements of the Uniform Building Code. All manufactured home running gear, tongues, axles, and wheels must be removed at the time of installation.

8. At least sixty percent (60%) of the roof of the dwelling must be pitched at a minimum of 1.4 and shall have a roof surface of wood shakes, asphalt, composition, wood shingles, concrete, fiberglass, metal tiles, slate or built up gravel materials.

9. The dwelling shall have exterior siding material consisting of wood, masonry, concrete, stucco, Masonite, non-reflective aluminum, metal, vinyl lap or any material meeting the Uniform Building Code or materials of like appearance approved by the building inspector. All siding shall be non-reflective and shall be installed from the ground up to the roof. The roof overhang must not be less than one (1) foot, including rain gutters which may account for up to four (4) inches of overhang, measured from the vertical side of the dwelling. The roof overhang requirement shall not apply to areas above porches, alcoves and other appendages which together do not exceed twenty-five percent (25%) of the length of the dwelling.

10. The width of the dwelling shall be at least twenty feet (20') at the narrowest point for any story at a length of at least twenty feet (20') exclusive of any garage area. The width shall be considered the lesser of the two primary dimensions. Factory built or manufactured homes shall be multiple transportable sections at least ten feet (10') wide unless transportable in three (3) or more sections in which case only one (1) section need be ten feet (10') wide.

11. The applicant must meet the above conditions to erect a single-family dwelling or two-family dwelling defined as manufactured home located outside a manufactured park. The determination of the building inspector may be appealed to the board of adjustment pursuant to the provisions of Chapter 2-4 of the Town of Minersville Zoning Ordinance.

12. The use of one (1) manufactured home as a dwelling on a parcel of land located outside of a manufactured home park prior to the initiation and/or enactment of this Ordinance by the Town of Minersville which use does not meet the requirements set forth in Subsections A through K herein shall be considered as a nonconforming dwelling if such manufactured home and the parcel upon which it is located comes into compliance by February 10, 1994, with all development standards within this zoning ordinance which would have been applicable to a single-family dwelling located on such parcel at the time the manufactured home was first used on the parcel as a dwelling.

13. Replacement of an existing nonconforming manufactured home on a lot outside a manufactured home park shall comply with all requirements herein.