

MANUFACTURED HOMES

Purpose: Amendment allows new manufactured homes only in Rural Residential (CU), High-Density Residential (S) and General Industry (CU) districts; eliminates special use standards for Manufactured Homes on Single Family Lots; and provides for set up standards for manufactured homes on individual lots.

Recommended Motion: Move to recommend the borough assembly amend the development code to:

Restrict Manufactured Homes to Rural Residential, High-Density Residential, and General Industry as shown in amended table 2.2.030;

Delete Section 2.3.130 Manufactured Home Dwelling on a Single-Family Lot; and

Amend Section 2.3.150 to include Manufactured Homes.

Amended Table 2.2.030

Uses	Residential Zones				Commercial Zones and Employment Zones					Public Use		Special Use Standards
	<u>RR</u>	<u>RL</u>	<u>RM</u>	<u>RH</u>	<u>DC</u>	<u>GC</u>	<u>LI</u>	<u>GI</u>	<u>WI</u>	<u>PF</u>	<u>OS</u>	
A. Residential Uses¹												
Manufactured Home Dwelling	<u>CU + S</u> [P]	N [S]	N [S]	S	N	N	N	<u>CU + S</u>	N	N	N	[Sec 2.3.130]; <u>SEC. 2.3.150</u>
Mobile Home and Residential Trailer Dwellings	<u>CU + S</u> [N]	N	N	S	N	N	N	<u>CU + S</u>	N	N	N	Sec. 2.3.150
<u>MOBILE HOME AND</u> Manufactured Home Park	<u>CU + S</u> [N]	N	N	S + CU	N	N	N	<u>CU + S</u>	N	N	N	Sec 2.3.140; <u>SEC 2.3.150</u>

Note:

[Language in brackets is deleted.]

LANGUAGE underlined is added.

¹KEY: P = Permitted Use; S = Permitted with Special Use Standards; CU = Conditional Use Permit Required; N = Not Allowed.

Zoning District Abbreviations: RR=Rural Residential; RL=Residential Low Density; RM=Residential Medium Density; RH=Residential High Density; DC=Downtown Commercial; GC=General Commercial; LI=Light Industry; GI=General Industry; WI=Waterfront Industrial; PF=Public Facilities; OS=Open Space

DELETE [2.3.130 Manufactured Home Dwelling on a Single-Family Lot

- A. Purpose. This Section provides standards for a Manufactured Home Dwelling on a Single-Family Lot.
- B. Standards. Manufactured Home Dwellings, as defined in Chapter 5.1, where permitted, are subject to all of the following design standards. Manufactured home dwellings relocated into the Petersburg Borough shall conform to borough standards. See also, Sections 2.3.140 and 2.3.150, respectively, regarding Mobile Home Dwellings and Manufactured Home Dwelling Parks, and Mobile Homes and Recreational Vehicles Used as Dwellings.
1. Floor Plan. The manufactured home shall be multi-sectional and have an enclosed floor area of not less than 1000 square feet, except in Residential - Medium Density (RM) District where floor area cannot be less than 650 square feet.
 2. Roof. The manufactured home shall have a pitched roof with a slope not less than three feet in height for each 12 feet in width (14.04 degrees). Roof shall be certified by manufacturer to meet the snow and wind load requirements equivalent to those for a single-family dwelling constructed under the borough Building Code.
 3. Residential Building Materials. The manufactured home shall have exterior siding and roofing which in color, material, and appearance are similar to the exterior siding and roof material for single-family dwellings; horizontal wood or horizontal wood-appearance siding and composite roofing is also permitted.
 4. Garages and Carports. If the manufactured home has a garage or carport, the garage or carport shall be constructed of materials like those used on the home, and similar in color and appearance.
 5. Thermal Envelope. The manufactured home shall be certified by the manufacturer to meet the thermal envelope requirements equivalent to those for a single-family dwelling constructed under the borough Building Code.
 6. Placement. The manufactured home shall be placed on a permanent foundation as approved by the borough Building Official.
 7. Floodplain. Manufactured homes shall comply with Chapter 2.4.030 Floodplain Management Overlay and the following standards.
 - a. The stand shall be a minimum of 12 inches above Base Flood Elevation (BFE) unless the foundation wall is opened on one side or end so that floodwater cannot be trapped.
 - b. The bottom of the longitudinal chassis frame beam in A zones, and the bottom of the lowest horizontal structural member supporting the dwelling in V zones shall be a minimum of 12 inches above BFE.
 - c. The manufactured dwelling shall be anchored to prevent flotation, collapse, or lateral movement during the base flood. Anchoring methods may include, but are not limited to, use of over-the-top or frame ties to ground anchors (Reference FEMA's "Manufactured Home Installation in Flood Hazard Areas" guidebook for anchoring techniques).
 - d. Electrical crossover connections shall be a minimum of 12 inches above BFE.
 8. Foundation Skirt. The foundation area of the manufactured home shall be fully skirted with concrete, horizontal wood or vinyl siding, or other materials, pursuant to applicable Building Codes.
 9. Prohibited. The manufactured home shall not be located in the Historic District Overlay or in any other designated historic district, except where the historic district regulations specifically provide for manufactured homes.]

2.3.150 MANUFACTURED HOMES, Mobile Homes, Residential Trailers, and Recreational Vehicles Used as Dwellings

A. Purpose. This Section provides standards for **MANUFACTURED HOMES**, Mobile Homes, Residential Trailers, and Recreational Vehicles Used as Dwellings.

B MANUFACTURED HOMES, Mobile Homes, AND Residential Trailers. [As defined in 5.1.030 (Dwelling, Mobile Home and Dwelling, Residential Trailer), a Mobile Home or Residential Trailer Dwelling is permitted in High-Density Residential (RH) district only.] No **MANUFACTURED HOME**, Mobile Home or Residential Trailer Dwelling shall be used as an accessory structure to a residence, nor to accommodate a residential accessory use (e.g. as an Accessory Dwelling).

C. Standards – MANUFACTURED HOMES, Mobile Homes, AND Residential Trailers. **MANUFACTURED HOMES**, Mobile Homes and Residential Trailers, where allowed, shall conform to all of the following standards:

1. Only one **MANUFACTURED HOME**, Mobile Home or Residential Trailer dwelling is allowed per lot, unless the lot is within a permitted Mobile Home and Manufactured Home Dwelling Park;
2. The dwelling shall be placed on a permanent foundation as approved by the borough Building Official;
3. The foundation area of the dwelling shall be fully skirted with concrete, horizontal wood or vinyl siding, or other materials, pursuant to applicable Building Codes; and
4. The dwelling shall comply with Chapter 2.4.030 Floodplain Management Overlay.

D. Recreational Vehicles - Prohibited residential occupancy or use of recreational vehicle. Unless authorized as a temporary dwelling during construction, recreational vehicles as defined in Section 5.1.030 (Recreational Vehicle) shall not have connections to residential sewer system or any permanent connections to other residential utilities. Recreational vehicles shall not be used as a residence and shall not be occupied for temporary use for more than 30 days in a consecutive twelve-month period, except as may be provided in Recreational Vehicle Parks. See PMC Chapter 17.24.

E. Recreational Vehicles - Prohibited Use as Accessory Dwelling or Structure. No recreational vehicle shall be used as an accessory structure to a residence, nor to accommodate a residential accessory use (e.g. as an Accessory Dwelling).