

Sec. 11-5. - Replacement of manufactured homes.

Dimensional or use nonconformities associated with manufactured homes shall be addressed in the following manner.

a) ~~Replacement of one single wide manufactured home with another manufactured home in a lawfully established manufactured housing park. Such replacement shall be permitted without regard to dimensional nonconformity provided that the replacement manufactured home meets the definition and standards for a Class B manufactured home as set forth in this ordinance, the replacement manufactured home is no older and no smaller than the existing manufactured home, and that replacement home is located on existing spaces ready for occupancy and/or occupied.~~ In all other situations, replacement shall be prohibited.

~~1. Manufactured home parks that have abandoned their use for a period of 365 days or more may only be reestablished in conformance with existing regulations. For the purposes of this subsection, a manufactured home park is deemed to be abandoned when all spaces vacant, or when all manufactured homes located on the sites are vacant and unfit for human habitation (i.e. vegetation growing through the unit, roof is collapsed, home is not set-up or hooked to water and sewer)~~

b) ~~Replacement of one single wide manufactured home with another manufactured home in areas other than a lawfully established manufactured housing park. Such replacement shall be permitted provided that new dimensional nonconformities are not created, the replacement manufactured home meets the definition and standards for a Class B manufactured home on an individual lot as set forth in this ordinance, the replacement manufactured home is no older and no smaller than the existing manufactured home, the replacement home is placed in the same location as the original home, and such replacement occurs within 180 days of the last day of occupancy of the original manufactured home. In all other situations, replacement shall be prohibited.~~

(Ord. No. O2015-01, 5-21-2015)

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