

UNIFIED LAND USE REGULATIONS

400 Attachment 8

City of Sullivan

Appendix J. Class A Mobile Homes

J-1: INTENT

It is the intent of these regulations to encourage the provision of low- to moderate-income housing in a general residential environment by permitting the use of Class A mobile homes, as defined herein, in all districts in which similar dwellings constructed on the site are permitted, subject to the requirements and procedures set forth herein to assure acceptable similarity in exterior appearance between such mobile homes and dwellings that have been or might be constructed under these and other lawful regulations on adjacent lots in the same district (but further subject to such additional limitations as are set forth herein to avoid monotony in appearance).

J-2: APPROVED FOUNDATION REQUIRED IN GENERAL RESIDENTIAL DISTRICTS

Mobile homes approved as Class A shall be permitted in any district in which similar residential occupancy is permitted, subject to requirements and limitations applying generally to such residential use in the district, including minimum lot, yard and building spacing dimensions, percentage of the lot that may be covered by buildings, and off-street parking requirements, and subject to the following additional requirements and limitations. No mobile home of such model shall be placed or occupied for residential use on a separate site in a residential district permitting the use of Class A mobile homes only, except with a perimeter foundation or basement generally approved for such use as being acceptably similar in appearance to foundations of residences built on the site.

J-3: APPLICATION FOR CLASS A DETERMINATIONS -- MATERIALS TO BE SUPPLIED

Applications for approval of mobile homes as Class A shall be submitted to the Administrator in such form as he/she may reasonably require to make determinations. In particular, in addition to such information as is generally required for permits and is necessary for administrative purposes, such applications shall include all information necessary to make determinations as to their conformity with Section J-5, Standards for Determinations of Acceptable Similarity in Exterior Appearance, Class A Mobile Homes, including, elevations or photographs of all sides of the mobile home, exterior dimensions, roof slopes, exterior finish and the like.

J-4: ACTIONS BY ADMINISTRATOR -- TIME LIMITATIONS ON DETERMINATIONS -- NATURE OF DETERMINATIONS

Within fourteen (14) days of receipt of the application and all required supporting materials, the Administrator shall make the determination as to conformity with Section J-5 and shall notify

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the applicant of approval, conditional approval or denial of the application. Conditional approval shall be granted only where the conditions and reasons therefor are stated in writing and agreed to by the applicant, and such conditions shall be binding upon the applicant. In case of disapproval, the reasons therefor shall be stated in writing.

J-5: STANDARDS FOR DETERMINATIONS OF ACCEPTABLE SIMILARITY IN EXTERIOR APPEARANCE, CLASS A MOBILE HOMES

The following standards shall be used in determinations of acceptable similarity in appearance between mobile homes and residences constructed on the site to assure that such mobile homes with visible foundation will be compatible in appearance with site-built housing that has been or may be constructed adjacent or nearby locations.

1. Minimum width of main body. Minimum width of the main body of the mobile home as assembled on the site shall not be less than twenty (20) feet, as measured across the narrowest portion.
2. Roofing materials. Roofs shall be covered with approved materials, except metal, in a fashion that would be similar in appearance as provided in "Section R905 Requirements for Roof Coverings", International Residential Code.
3. Exterior finish. Exterior walls shall be covered with approved materials in a fashion that would be similar in appearance as provided in "Section R703 Exterior Covering", International Residential Code.