

ARTICLE XII
Manufactured Home Regulations

Section 1200 Intent

The intent of these regulations is to provide standards and controls to regulate the placement of individual manufactured homes on lots outside of manufactured home parks. Single family manufactured homes on individual lots may be permitted in the A Agricultural and R-R Residential Districts subject to approval by the Planning Board.

Section 1201 Manufactured Home Permit

- A. Irrespective of the permit requirements of Article III, no person, firm, or corporation being the owner or occupants of any land or premises within the Town of Warsaw shall use or permit the use of said land for placement thereon of a single manufactured home dwelling without obtaining a permit issued by the Planning Board.
- B. Applications for a manufactured home permit shall be available from the Town Clerk and shall specify the information required for consideration by the Planning Board.
- C. Applications for a manufactured home permit shall contain all of the required information and shall be accompanied by proof of land ownership.
- D. No manufactured home permit shall be approved until the Wyoming County Health Department provides written approval of the proposed method and location of the plans for sewage disposal.

Section 1202 Certificate of Occupancy

- A. A Certificate of Occupancy issued by the Zoning Officer shall be obtained before any manufactured home may be occupied.
- B. Prior to the issuance of a Certificate of Occupancy the Zoning Officer shall determine that the manufactured home placed on a lot meets all of the applicable requirements of this Ordinance and that the Wyoming County Health Department has certified that the sewage disposal system has been properly installed and meets or exceeds the minimum operating standards of the Sanitary Code.

Section 1203 Area and Yard Requirements

The minimum area and yard requirements for individual manufactured homes are specified
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in the schedule of this Ordinance.

Section 1204—Other Requirements

- A.——Placement of individual manufactured homes must comply with the minimum area requirements for a one family dwelling in that district, including, but not limited to: lot size and width, yard areas and off street parking.
- B.——No manufactured home on an individual lot may be occupied unless the occupant of the manufactured home is either the owner of the premises on which the manufactured home is placed or the farm employee of the owner of the premises.
- C.——No more than one manufactured home shall be permitted to park upon any one lot or parcel of land except in a manufactured home park and subject to the rules and regulations of this Ordinance.
- D.——Manufactured homes or any facilities to be used as semi permanent living facilities by “tying into” an existing dwelling’s utilities (e.g. electric, water, and/or sewage) owned by guests of owners shall not be permitted to remain upon private property for a period in excess of twenty one consecutive days in any three (3) month period calculated from the day when such non permanent dwelling is placed on the premises.
- E.——No more than one family shall occupy any manufactured home dwelling in the Town of Warsaw.
- F.——No person shall be permitted to purposely lease land to place a manufactured home thereon to avoid the purposes and purports of this Ordinance and should any person do so, both the lessor and the lessee shall be guilty of violating this Ordinance and subject to the penalties thereunder.
- G.——The provisions of this Ordinance shall not be deemed to include camping trailers in storage which are not the principal living quarters of the owner.
- H.——All manufactured homes must be supplied with running water tested and approved by the Wyoming County Health Department.

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- I. ~~All manufactured homes shall be placed on their lots in such a way, and at such an angle to the existing public street so as to provide reasonable visibility of the largest dimension for emergency services. The largest dimension of the home should therefore be not more than an angle of 45 degrees to the nearest public street.~~
- J. ~~All manufactured homes shall be placed directly upon a permanent foundation, floating slab, or permanent pillars which minimally conform to the standards of the manufacturer and with state and federal safety requirements in order to withstand severe wind, water, snow and other hazardous weather conditions.~~
- K. ~~All foundations and/or pillars shall extend a minimum of 42 inches below grade. The home shall be permanently afixed, by way of appropriate anchoring devices such as rebar welded to the home's framework and to metal anchors within the pillars, such as required by the manufacturer. The foundation shall be adequately vented.~~
- L. ~~No addition shall be made to a manufactured home except a canopy and/or porch open on three sides, or an addition which meets the requirements of the Uniform Code.~~
- M. ~~Each manufactured home lot shall contain a home stand to provide adequate support for the placement and tiedown of the manufactured home. The stand shall not heave, shift, or settle unevenly under the weight of the manufactured home as a result of any frost action, inadequate drainage, vibration or other such forces. The material used in constructing the stand should be durable and capable of supporting the expected load regardless of the weather.~~
- N. ~~All occupied manufactured homes shall be set on a stand and skirted with a non-combustible material, which shall be installed on all sides of the manufactured home and constructed from the said side walls to the level of the surrounding grounds, so as to enclose the area between the floor of the manufactured home and the said surrounding ground. Such skirting is to be properly ventilated and be completed within thirty (30) days after placement of the manufactured home on the site. Such skirting should be made of material of design and color to reasonably conform to the home's exterior. [1998] RESERVED~~