

Village of Dryden

MOBILE/MANUFACTURED HOME ORDINANCE

ORDINANCE # 56.1

1. For the appearance, preservation, and sanctity of the Village, there shall be no allowance for Single or Double Wide mobile and or Manufactured Home structures allowed in the Village proper. (Acceptions. See Line item 4.)
2. Definitions. For the purpose of defining home structures to support the ordinance.
 - I. Mobile Home: A detached residential dwelling unit with a body of not less than thirty-five (35) feet in length, and designed for transportation, after fabrication, on streets or highways, on its own wheels, and arriving at the site where it is to be occupied as a dwelling complete and ready for occupancy except for minor and incidental unpacking and assembly operations, location on jacks, or other temporary or permanent foundations, connections to utilities, and the like.
 - II. Prefabricated homes, often referred to as prefab homes or simply prefabs, are specialist dwelling types of prefabricated building, which are manufactured off-site in advance, usually in standard sections that can be easily shipped and assembled.
 - III. Modular homes, similar to Prefabs, are homes that are built in sections in a factory and then transported to a building site on truck beds, then joined together by local contractors and placed on a permanent foundation.
 - IV. Stick Built Homes: Traditional home framing is also known as stick building. This type of house construction is when the house is assembled piece-by-piece at the location where the house will be occupied. House materials are delivered to the site where it is put together by a construction crew with specialized skills. Stick built homes are built above basements, crawl spaces or permanent foundations.
3. This ordinance prescribes that only Prefab, Modular and or Stick Built Homes shall be allowed to be constructed within Dryden Village boundaries.
4. Acceptions to the Ordianance as prescribed, would be a Double Wide Mobile, that is certifiably less than 9 months old, can be placed on a permanent foundation or above a basement. The condition and location of the Double Wide Mobile, or Modular, home must be approved by the Dryden Village Council.

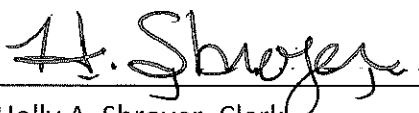
Effective Date

This Ordinance shall become effective after Village Council approval and published.

Adopted this 5th day of January, 2021.

Published: Tri-City Times

Date: June 3rd 2021



Holly A. Shroyer, Clerk

Certification

STATE OF MICHIGAN)

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COUNTY OF LAPEER

I, the undersigned, and duly qualified and acting Village President and Clerk of The Village of Dryden, Lapeer County, Michigan. DO HEREBY CERTIFY that the foregoing was introduced and adopted at a meeting of the Dryden Village Council on the 5th day of January, 2021.