

ORDINANCE 385

AN ORDINANCE OF THE CITY OF ROLLA TO AMEND ORDINANCE NO. 310, THE ZONING ORDINANCE - SO AS TO REGULATE THE PLACEMENT OF MANUFACTURED HOMES ON THE BASIS OF THEIR MOBILITY AND THEIR APPEARANCE RATHER THAN ON THE BASIS OF THE BUILDING STANDARDS OBSERVED IN THEIR CONSTRUCTION.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROLLA:

Section 6. II Words and Phrases of Ordinance No. 310 is hereby amended to read as follows:

21. DWELLING, SINGLE-FAMILY: A dwelling which is designed for and occupied by not more than one family and surrounded by open space or yards and which is not attached to any other dwelling by any means and meets the following requirements:

a. Is designed to be located on a permanent frost-protected perimeter foundation that meets applicable City Building Code (UBC) requirements, such that the floor elevation of the proposed dwelling is reasonably compatible with the floor elevations of surrounding dwelling units;

b. If dwelling is site built or built off site and moved to the building site, it shall be constructed in accordance with the provisions of all state and local building codes;

c. If dwelling is factory built off site and moved to the building site and defined as Modular or Prefabricated Living Unit, it shall be constructed in accordance with all state and local building codes covering construction;

d. If dwelling unit is fabricated in an off-site manufacturing facility for installation or assembly at the building site, bearing a label certifying that it is built in compliance with the HUD Federal Manufactured Housing Construction and Safety Standards Act of 1974 (24 CFR 3280), the HUD approved housing unit must have the hitch, axles and wheels removed; the roof shall be double-pitched and but not limited to wood, asphalt shingles or fiberglass; the exterior siding cannot have a high gloss finish and must be covered with an exterior material customarily used on conventional dwellings; including but not limited to vinyl or metal siding, wood or similar material:

e. All single-family dwellings shall be considered and taxed as real property, pursuant to 57-02-04 NDCC.

38. MANUFACTURED HOME: A. A dwelling unit fabricated in an off-site manufacturing facility for installation or assembly at the building site and to be used with or without a permanent foundation is bearing a label certifying that it was built in compliance with the Federal Manufactured Housing Construction and Safety Standard Act of 1974 (24 CFR 3280) which became effective June 15, 1976, promulgated by the United States Department of Housing and Urban Development.

40. MODULAR OR PREFABRICATED LIVING UNIT: Factory-built housing certified as meeting the State and Local Building Code as applicable to modular housing or prefabricated housing. All must conform with local and state codes and are subject to the same standard as site-built homes.

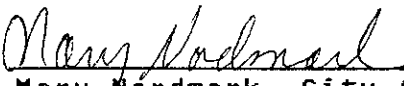
a. MOBILE HOME: A factory built home that is transportable in one or more sections; and designed to be used with or without a permanent foundation when connected to the required utilities and built prior to enactment of the Federal Manufactured Home construction and Safety Standards Act of 1974 (24 CFR 3280), which became effective June 15, 1976.

This Ordinance shall become effective upon final passage and approval.

First Reading: May 3, 1999
Second Reading: May 19, 1999
Final Approval: May 19, 1999


Dennis Neameyer, Mayor

ATTEST:


Mary Nordmark, City Auditor