

**165.34 MOBILE HOMES (MANUFACTURED HOMES).**

A manufactured (mobile) home is a structure built in a factory to the construction and safety standards established under the authority of 42 U.S.C., Section 5403. Where it is proposed to place such a home outside a mobile home park it shall be converted to real estate. A mobile home located outside of a mobile home park shall have a minimum width of 24 feet on its shortest side, and the structure shall meet minimum front, rear and side yard requirements of the lot in its residential or other permitted zone. The foundation of such mobile home shall be of an industry approved pier system, a permanent full foundation of concrete blocks set in mortar, or a poured concrete foundation. The footings shall be at least below the frost line and 12 inches below the top of undisturbed earth unless piling is required. The frost line shall be deemed to be 4½ feet below final finish grade at the foundation, and any backfill shall be properly compacted to prevent excessive frost penetration. Footings shall be at least 12 inches wide and 6 inches thick. The mobile home shall be firmly anchored in accordance with accepted practice. A mobile home not in place outside a mobile home park on the effective date of the ordinance codified in this section and not complying with the standards required for mobile homes since July 1976 under the State Building Code shall not be permitted to be converted to real estate. Only mobile homes complying with the standards of safety and construction required since 1976, with a medallion and certificate of compliance, may be placed outside a mobile home park after the effective date of the ordinance codified in this section.