

ARTICLE XVII A
MOBILE HOMES LOCATED OUTSIDE OF MOBILE HOME PARKS

SECTION 17A.1 MOBILE HOME GENERAL REQUIREMENTS

NO PERSON shall use, occupy or permit the use or occupancy of a mobile home as a dwelling within any district allowing single family homes in Dundee Township, not designated as a Mobile Home Park, unless:

1. A permit for the placement thereof has been obtained from the Township Building Inspector. Said permit shall be accompanied by a non-refundable fee, in accordance with the Schedule of Fees as established by the Dundee Township Board, to defray the costs of inspection as provided in this Ordinance; and
2. Said mobile home, the placement thereof, and the premises upon which it shall be located shall meet all requirements of the Dundee Township Zoning Ordinance relating to uses, size of premises, floor area, setback, side lot and rear lot requirements specified for the particular zoning district in which said premises is situated; and
3. Said mobile home shall be connected to a potable water and sanitary sewage disposal facilities approved by the Monroe County Health Department. If public water and sanitary disposal facilities are available to said premises, said mobile home shall be connected thereto; and
4. The mobile home shall be placed onto a permanent foundation wall. The wall shall meet all requirements of the Dundee Township Construction Code and shall completely enclose the area under the mobile home. The area so enclosed shall not be less than the ground floor area of the mobile home. The mobile home shall be anchored to the foundation wall in accordance with sound building code procedures and/or manufacturers guidelines. The wheels, tongue and hitch, or other appurtenances, shall be removed before attachment of the mobile home to the foundation wall.
5. Construction of, and all plumbing, electrical apparatus, and insulation within and connected to, said mobile home shall be of a type and quality conforming to the United States Department of Housing and Urban Development, Mobile Home Construction and Safety Standards (24CFR3280), and as from time to time amended.
6. If placed in a flood zone, said mobile home shall meet the requirements as outlined in Section 13.2.6 of this Ordinance; and
7. Said mobile home shall meet or exceed all roof snow load and strength requirements imposed by the said United States Department of Housing and Urban Development Mobile Home Construction and Safety Standards.

SECTION 17A.2 AESTHETIC COMPATIBILITY

The foregoing requirements in Section 17A.1 notwithstanding the Mobile Home situated in a residential district within Dundee Township shall be aesthetically compatible in design and appearance with conventional on-site constructed housing, and other types of approved manufactured housing. Compatibility shall be determined by the following standards.

1. Exterior walls shall be finished with natural or simulated natural materials, common to single-family dwellings, such as but not limited to beveled siding, vertical siding, board and batten siding or brick.

2. Front and rear or front and side exterior doors.
3. A roof drainage system which will collect, and concentrate the discharge of roof drainage and will avoid roof drainage along the sides of the dwelling.

SECTION 17A.3 MOBILE HOME DEFINITION

As used herein the term "Mobile Home" shall mean a movable or portable dwelling constructed to be towed on its own chassis and designed for permanent year round living as a single family dwelling. Provided, however, that the term "Mobile Home" shall not include motor homes, campers, recreational vehicles (whether licensed or not as motor vehicles) or other transportable structures designed for temporary use and which are not designed primarily for permanent residence and connection to sanitary sewage, electrical power and potable water utilities.

SECTION 17A.4 CERTIFICATE OF OCCUPANCY

No person shall occupy any mobile home as a dwelling within Dundee Township until a Certificate of Occupancy shall be issued by the Building Official or Zoning Administrator, which permit shall indicate satisfactory compliance with all requirements of the Dundee Township Zoning Ordinance and Building Code.