

CHAPTER EIGHTEEN
MANUFACTURED HOMES

An ordinance to emend and re-enact sections of the Zoning Ordinance of the City of Wilton, North Dakota, Relating to Manufactured Homes,

Be it ordained by the Board of City Commissioners of Wilton, North Dakota:

Section 1.

Amendment: The definitions contained in the zoning ordinance and other ordinances of the City are hereby amended and re-enacted to read as follows.

Dwelling – Single Family

A building containing only one dwelling unit designed to be located on a permanent foundation and, if site built, constructed in accordance with the provisions of the applicable City codes governing constructions; or, of manufactured off site, constructed in accordance with either the City codes governing construction or the HUD manufactured home construction and safety standards (24 CFR 3280). All single-family dwellings shall be considered and taxed as real property, as provided by law. Each single-family dwelling shall have a minimum front width of twenty-four (24) feet, minimum overall depth of twenty-four (24) feet, a minimum main floor living space square footage of one thousand (1,000) square feet, and a minimum ceiling height of seven (7) feet, six (6) inches. Each structure shall be designed for perimeter wall support.

Manufactured Home

A factory built structure which is to be used as a place for human habitation, which is NOT constructed or equipped with a permanent hitch or other device allowing it to be moved other than to a permanent site, which does not permanently attached to its body or frame any wheels or axles, and which bears a label certifying that it was built in compliance with Manufactured Home Construction and Safety Standards Act of 1974 (24 CFR 3280) which became effective June 15, 1976, promulgated by the United States Department of Housing and Urban Development.

Mobile Home

A transportable, factory built home, designed to be used as a year-round residential dwelling and built prior to enactment of the Federal Manufactured Home Construction and Safety Standards Act of 1974 (24 CFR 3280), compliance with Manufactured Home Construction and Safety Standards Act of 1974 (24 CFR 3280) which became effective June 15, 1976. A mobile or portable structure constructed to be towed on its own chassis, connected to utilities and used for a year-round living. It can consist of one or more units separately towable but designed to be joined into one integral unit.

Section 2.

Repeal – All ordinances or part of ordinances in conflict with this ordinance are hereby repealed.

Section 3.

Article 1: Manufactured Homes

Severability - If any section, sentence, clause or phrase of this ordinance is for any reason held to be invalid or jurisdiction, such decision shall not effect the validity of the remaining portions of this ordinance.

Section 4.

Effective Date – The effective date shall be upon the final passage and adoption.

Final passage and adoption – May 7, 1997