

Proposed Revisions to the Village of Addison Zoning Law
Manufactured Housing Restrictions

ARTICLE I—Purpose:

The purpose and intent of this zoning law is to set forth terms and conditions applicable to the placement of “Manufactured Housing” units as permanent residences within the Village of Addison. As defined below, “manufactured homes” do not include “mobile homes” or “modular homes,” commonly known as “single-wides” or “house trailers.” These are not allowed as new installations within the Village except as permitted under current Zoning regulations.

ARTICLE II—DEFINITIONS:

“Single family dwelling” means a detached building designed for and occupied exclusively by one family. The buildings may be “site built homes” or “manufactured homes.” “Mobile homes,” “motor homes” and “recreational vehicles” may not be a single family dwelling.

“Manufactured” home means a factory-manufactured dwelling unit built on or after June 15, 1976, and conforming to the requirements of the Department of Housing and Urban Development (HUD), Manufactured Home Construction and Safety Standards, 24 CFR Part 3208, 4/1/93, transportable in one or more sections, which in the traveling mode, is 8 feet (2438mm) or more in width or 40 feet (12192mm) or more in length, or, when erected on site, is 320 square feet minimum, constructed on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities and includes plumbing, heating, air conditioning and electrical systems contained therein. The term “manufactured home” shall also include any structure that meets the requirement of this definition except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the Federal Department of Housing and Urban Development and complies with the standards established under the national Manufactured Housing Construction and Safety Act of 1974, as amended. The term “manufactured home” shall not include any self-propelled recreational vehicle.

“Mobile home” means a dwelling unit bearing a seal issued by the Federal Department of Housing and Urban Development that is manufactured as a relocatable living unit, which is designed to be transported on a single permanent chassis and to be installed on a site with or without a permanent foundation and whether singly or in tandem with another such unit, when connected to utilities. This does not include Department of Motor Vehicle registered recreation vehicles, travel trailers or dwelling units that are prebuilt on one or more parts and transported to and assembled on a permanent foundation. Mobile homes are not manufactured homes and may not be installed for living purposes within the Village.

“Recreational vehicle” means a vehicular-type unit primarily designed for recreational camping or travel use that has its own motor power or is mounted on or towed by another vehicle. The units include travel trailers, fifth-wheel trailers, folding camping trailers, truck campers and motor homes. Recreational vehicles are a type of mobile home but are not a manufactured home and may not be used for living purposes within the Village.

“Site built” home means a dwelling unit constructed on site where it will be permanently located. The design and construction of site-built homes are regulated by the Village of Addison Building Code.

ARTICLE III:

Recreational vehicles, mobile homes, and house trailers (single-wides) may not be installed for living purposes within the Village except as permitted under current Zoning Regulations.

Manufactured homes are permitted in the Village in any Residential district.

The manufactured home shall be placed on the lot in such a manner that is compatible with and reasonably similar in orientation to the site-built housing in adjacent or nearby locations.

The manufactured home must be permanently installed in accordance with the manufacturer’s installation manual and, according to ANSI A225.1, Manufactured Home Minimum Installation Standards.

The manufactured home must be permanently secured to a concrete slab, or concrete block foundation, or poured concrete foundation.

Permanent landings and steps with handrails are required at each exterior doorway. The structure must include steps that lead to ground level.

Any installation of manufactured housing must be done by a New York State Certified Installer, and must comply with current Uniform Fire Prevention and Building Codes.

A building permit must be purchased prior to installation. Consultation with the Code Enforcement Officer can provide further information.

ARTICLE IV—Minimum Requirements:

Minimum width of twenty (20) feet.

Minimum of nine hundred (900) square feet of enclosed living area.

The pitch of the roof has a minimum nominal 3/12 pitch and has a type of roofing material commonly used in standard residential construction.

The exterior siding consists of vinyl or aluminum lap siding, wood, composite, or other materials similar to the exterior siding commonly used in standard residential construction.

All towing devices, wheels, axles, and hitches must be removed.