

ORDINANCE NO. SG-BC-02-07-2

AN ORDINANCE REGARDING MOBILE HOMES AND MANUFACTURED HOUSING

The Town of St. Germain, Vilas County, Wisconsin, in furtherance of the health, safety, and welfare of the Public, does hereby ordain as follows:

3.01 DEFINITIONS

MANUFACTURED HOME. A structure, other than a mobile home as defined herein, which is certified and labeled as a manufactured home under 42 U.S.C., sec. 5401 to 5425, as amended, and is transportable in one or more sections, which in the traveling mode, is 8 body feet or more in width or 40 body feet or more in length, or, when erected on site, is 720 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems contained therein. This term includes all structures which meet the above requirements, except the size requirements, and for which the manufacturer voluntarily files a certification pursuant to Title 24 CFR Part 3282.13 and complies with the standards set forth in Title CFR Part 3280. Any attached addition, enclosed porch, deck or patio, shall be considered part of the manufactured home, and may be required to meet the requirements of this ordinance.

Notwithstanding the dimension and square foot requirements set forth above, in order to obtain a permit to be placed on any property in the Town, all manufactured homes, whether shipped as a single unit, or in parts, must meet the minimum dimension standards found in SG-01-1, sec. 1.16, when fully assembled and placed on the approved site, except that a manufactured home of less than 24 feet in width is not required to meet these minimum dimension standards if it is placed on an approved site in the areas set forth in SG-01-1, sec. 1.46

MOBILE HOME. A structure manufactured prior to June 15, 1976 with walls of rigid uncollapsible construction and an overall length in excess of 45 feet, transportable in one or more sections, built on a permanent chassis, and designed to be used as a dwelling when connected to the required utilities including the plumbing heating, air conditioning, and electrical systems contained herein. Any attached addition, enclosed porch, deck or patio, shall be considered part of the mobile home, any may be required to meet all of the requirements of this ordinance.

3.02 PERMITS

No mobile home or manufactured home shall be placed on any property in the Town, without the owner thereof first obtaining a permit from the Town Zoning Administrator.

3.03 REQUIREMENTS

- (1) **SUPPORTS.** Every mobile home and manufactured home shall be supported by footings and piers that, at a minimum, meet the standards set forth in Wis. Admin. Code, Comm. 27. Footings and piers must be installed in the manner outlined in Comm. 27. The Town Zoning Administrator may require a plan of the mobile home's or manufactured home's footings and pier supports to be certified by a registered architect or engineer to ensure proper support per Comm. 27.
- (2) **SKIRTING REQUIRED.** All mobile home or manufactured home installations shall have a complete skirting system applied to the unit within 30 days of the mobile home or manufactured home being placed on the approval site.
- (3) **SKIRTING OPTIONS.** All skirting material shall consist of properly treated all-weather materials which may include, but not be limited to, wood, masonry, masonry like stone, decorative lattice, or commercially available metal or plastic skirting. Any skirting or visible covering or either the insulation or foundation wall, if used, shall be consistent in color and appearance with masonry or stone, or consistent in color and appearance with the exterior siding of the mobile home or manufactured home.
- (4) **VENTILATION AND SERVICE ACCESS.** Every skirting system shall contain adequate openings for sufficient ventilation to prevent damage to the mobile home or manufactured home, and at least one opening of 36" X 24" to allow for maintenance of any plumbing, electrical, or mechanical systems not accessible from the mobile home's interior.
- (5) **SKIRTING WALL COVERINGS AND INSULATION.** Every mobile home or manufactured home that has insulation as a skirting system attached to the skirting wall that will be visible above the finished soil grade shall have the insulation covered suitably to prevent its degradation from climatic conditions, insects or animals. The coverings shall be applied within 30 days of the mobile or manufactured home being placed on the approved site.
- (6) **ANCHORS.** Every mobile home or manufactured home shall be permanently affixed to its support structure, or the ground, with suitable and sufficient anchors to withstand existing or anticipated weather or climatic conditions.
- (7) **REMOVAL OF TRANSPORT EQUIPMENT.** Any wheels, axles and pulling apparatus shall be removed from the manufactured home or mobile home within 30 days of the manufactured home or mobile home being placed on the approved site.
- (8) **UTILITY CONNECTION.** Any manufactured home or mobile home shall be properly connected to the necessary utilities, including sewer, water, gas and

electric, within 30 days of the manufactured home or mobile home being placed on the approved site.

- 3.04 ROOFS. Every mobile home and manufactured home shall have a minimum roof pitch of 3:12 before being placed on the approved site.
- 3.05 AGE. Except on the conditions specified herein, no permit shall be issued for any mobile home or manufactured home manufactured more than five years from the date that a permit is sought for its placement in the Town. However, the Town Planning and Zoning Committee may issue a permit to a mobile home or manufactured home manufactured more than five years from the date that a permit is sought for its placement in the Town, upon satisfactory proof that the mobile home or manufactured home meets all current standards under state and federal law governing the construction of mobile homes or manufactured homes, and that the then existing condition of the mobile home or manufactured home does not present a risk to the Public health, safety, or welfare.
- 3.06 PENALTY.
- (1) Any person, firm or corporation, including those doing work for others, who violates any of the provisions of this ordinance shall be subject to a forfeiture of not less than \$50.00 nor more than \$500.00 for each violation, plus the cost of prosecution. Each day a violation exists shall constitute a separate and distinct violation of this ordinance and as such, forfeitures shall apply accordingly. The Planning and Zoning Board shall refer violations to a Town designated attorney who shall prosecute violations.
- (2) If any mobile home or manufactured home is placed on any property in the Town without the required permit, the Town Zoning Administrator will charge ten times the usual permit fee when issuing the permit. The amended permit fee is in addition to any other penalties assessed against the party in questions.
- 3.08 SEVERABILITY. The provisions of this ordinance shall be deemed severable and it is expressly declared that the Town Board would have passed the other provisions of this ordinance irrespective of whether or not one or more provisions may be declared invalid. If any provision of this ordinance is invalid or unconstitutional or if the application of this ordinance to any person or circumstance is invalid or unconstitutional, such invalidity or unconstitutionality shall not effect the other provisions or applications of this ordinance which can be given effect without the invalid or unconstitutional provisions or applications.
- 3.09 CONFLICTING ORDINANCES. Ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.
- 3.10 EFFECTIVE DATE. This ordinance shall take effect upon passage and publication as provided by law.

Adopted this _____ day of _____, 2002.

TOWN OF ST. GERMAIN, WISCONSIN

Town Chairman

Supervisor

Supervisor

Supervisor

Supervisor

Supervisor

ATTEST:

Town Clerk

Date Adopted:
Date Published:
Date Effective: