

ORDINANCE NO. 03-667

AN ORDINANCE RELATING TO manufactured homes; to clarify the intent of the governing body that manufactured homes are prohibited in all areas of the city limits unless they meet the minimum standards and requirements as stated in Section 11-119 of the Municipal Code and corresponding Nebraska statutory law, to restate and clarify those standards; to repeal conflicting ordinances and sections; to provide an effective date.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF FRIEND, NEBRASKA:

Section 1. Section 11-119 of the Municipal Code of Friend, Nebraska is enacted to read as follows:

ZONING REGULATIONS; MANUFACTURED HOMES; STANDARDS.

(1) A manufactured home may be used as a residential structure in any zone in which residential uses are permitted if such manufactured home bears an appropriate seal which indicates that it was constructed in accordance with the standards of the Uniform Standard Code for Manufactured Homes and Recreational Vehicles, the Nebraska Uniform Standards for Modular Housing Units Act, or the United States Department of Housing and Urban Development.

(2) Manufactured homes permitted pursuant to this section shall be located and installed according to the following standards which are applicable to site-built, single-family dwellings:

- (a.) The home shall be located and installed on a permanent perimeter foundation;
- (b.) The home shall be installed with permanent utility connections;
- (c.) The home shall comply with all setback and lot requirements of the residential zone in which it is located;
- (d.) The home shall comply with the minimum square footage requirements of the residential zone in which it is located;

(3) Manufactured homes shall also meet the following standards:

- (a.) The home shall have no less than nine hundred (900) square feet of floor area;
- (b.) The home shall have no less than an eighteen-foot (18') exterior width;
- (c.) The roof shall be pitched with a minimum vertical rise of two and one-half inches (2-½") for each twelve inches (12") of horizontal run;
- (d.) The exterior material shall be of a color, material, and scale comparable with those existing in residential site-built, single-family construction;
- (e.) The home shall have a nonreflective roof material which is or simulates asphalt or wood shingles, tile, or rock; and
- (f.) The home shall have wheels, axles, transporting lights, and removable towing apparatus removed.

(4) Nothing in this section shall be deemed to supersede any valid restrictive covenants of record.

(5) For purposes of this section, manufactured home shall mean (a) 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 have permanently attached to its body or frame any wheels or axles, and which bears a label certifying that it was built in compliance with National Manufactured Home Construction and Safety Standards, 24 CFR 3280 et seq. promulgated by the United States Department of Housing and Urban Development, or (b) a modular housing unit as defined in Neb. RS 71-1557, bearing a seal in accordance with the Nebraska Uniform Standards for Modular Housing Units Act. (*Neb. RS 19-902*)

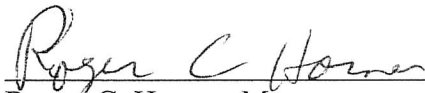
(6) The locating or placement of any manufactured home within the corporate limits of the municipality for any use, including use as a residential structure, shall not be allowed, unless such manufactured home meets all of the standards and requirements set forth above and herein.

Section 2. Any other ordinance or section passed and approved prior to passage, approval, and publication or posting of this ordinance and in conflict with its provisions is repealed.

Section 3. This ordinance shall take effect and be in full force from and after its passage, approval, and publication or posting as required by law.

Passed and approved this 4th day of November 2003.





Roger C. Horner, Mayor



Debbie Gilmer, City Clerk