



# PLANNING & ZONING

City of Huntington  
**Planning & Zoning**  
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## Manufactured Home Regulations

**Are trailers, also known as manufactured homes, mobile homes, modular homes, permitted in Huntington?**

(See full definitions in Article 1315.01)

**Mobile homes** built before 1976 or those that don't meet the manufactured/modular home requirements are permitted only in existing mobile home parks.

**Manufactured homes** are homes that are built after 1976 and have a verification number certifying that they meet the requirements of the Federal Manufactured Housing Construction and Safety Standards Act. In addition to meeting the following requirements of factory built housing, manufactured homes must meet the requirements for the zoning district and neighborhood character where they are being placed. In summary manufactured homes must:

1. Meet all requirements of the zoning district including off-street parking requirements
2. Be consistent with existing or proposed development in the area
3. Be at least 22 feet in length and width
4. Be placed on permanent foundation and enclosed around the perimeter with building material that fits the neighborhood
5. Include siding and roof material that is consistent with the character of the neighborhood and meet building code requirements
6. Be used for residential purposes only
7. Meet all floodplain development requirements (Article 1349) if located in the floodplain

**Modular homes** include a factory-fabricated, transportable building consisting of units designed to be incorporated at a building site on a permanent foundation into a permanent structure, to be used for residential purposes and which bears a seal of compliance with regulations of the CABO one- and two-family building code or the BOCA code and other building codes. In addition, modular homes, must meet the requirements of the zoning district where they are located. All of the above requirements for a manufactured home must be met as well.

### **Application Requirements:**

- Present site plan with location of main building and decks/garages/etc. on the site showing all necessary set back requirements: front yard, side yard, rear yard, front door access, lot coverage, etc.
- Present pictures of structure or elevation drawings.
- Present foundation and building materials
- Discuss/show pictures of neighboring development to show consistency in scale, texture, etc. Building Inspector needs:
  - Building Permit Application
  - Foundation Plan
  - Utility Plan
  - HUD Verification Number
  - Heavy Weight Traffic Plan/Permit
  - Sewer Tap Receipt

## **Relevant Ordinances**

### **Manufactured Homes, Mobile Homes, Modular Homes**

#### **Article 1315.01 DEFINITIONS:**

##### DWELLING TYPE:

(7) MANUFACTURED HOME - A dwelling unit fabricated in an off-site manufacturing facility for installation or assembly at the building site, bearing a label certifying that it is built in compliance with the Federal Manufactured Housing Construction and Safety Standards Act of 1974 (42 USC 5401, et. seq.), which became effective June 15, 1976.

(8) MODULAR HOME - A factory-fabricated, transportable building consisting of units designed to be incorporated at a building site on a permanent foundation into a permanent structure, to be used for residential purposes and which bears a seal of compliance with regulations of the CABO one- and two family building code or the BOCA code and other building codes adopted by the City of Huntington by ordinances.

(9) MOBILE HOME - A transportable, factory-built home, designed to be used as a year-round residential dwelling and built prior to the enactment of the Federal Manufactured Housing Construction and Safety Standards Act of 1974, which became effective June 15, 1976.

EXISTING MANUFACTURED HOME PARK OR SUBDIVISION - A manufactured home park or subdivision for which the construction of facilities for servicing the lot on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of this Ordinance.

MANUFACTURED HOMES - A structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. The term "manufactured home" does not include a "recreational vehicle".

MANUFACTURED HOME PARK - A site with required improvements and utilities for the long-term parking of mobile homes which may include services and facilities for the residents.

#### **Article 1341.23 Factory Built Housing**

It is the intent of this Ordinance to encourage the provision of affordable housing in a general residential zone by permitting the use of new modular and manufactured homes as defined in Article 1315, meeting the definition of Single-Family residences as defined in Article 1315, in all zones in which similar dwellings constructed on the site are permitted, subject to the requirements and procedures set forth herein to assure similarity in exterior appearance between such residentially designed Modular and Manufactured Homes and dwellings which have been constructed under these and other lawful ordinances on adjacent lots in the same district, zoning classification or general area.

Modular and Manufactured Homes, as defined in Article 1315, shall be permitted in all zones subject to the requirements and limitations set forth in this Ordinance which are applicable to Modular and Manufactured Homes and the requirements and limitations applying generally to residential use is such zoning classifications or districts, including minimum lots, yard and building spacing, percentage of lot coverage, off-street parking requirements, square footage requirements and approved foundations as describe herein.

- A. Modular and Manufactured Homes qualifying as a Single-family residence shall be compared to site built and other housing in the immediate general area within the same zoning or residential district or area. Approval shall be granted upon the finding that the Modular or Manufactured Home is substantially similar in size, siding material, roof material, foundation and general aesthetic appearance to (a) site built or other forms of housing which may be permitted in the same general area under this Ordinance or (b) existing development or (c) proposed development in the same zoning district or area.
- B. The home must measure in width and length at least 22 feet for the main body.
- C. The Modular or Manufactured Home shall be placed on a permanent foundation in accordance with Appendix C of the CABO 1 and 2 Family Building Code and shall be installed pursuant to the manufacturers' installation instruction and in compliance with the rules and regulations of the West Virginia Manufactured housing Construction and Safety Board established by West Virginia Code 21-9 and regulations approved thereunder. All Modular and Manufactured Homes are required to have a perimeter fascia enclosure constructed of compatible masonry material that encloses the perimeter of the home.
- D. All tow bars, wheels, and axles shall be removed when the dwelling is installed on the residential lot, as a permanent structure not suitable for relocation.
- E. The exterior siding materials shall consist of wood, masonry, concrete, stucco, masonite, metal or vinyl lap or other materials of like appearance but use of flat or corrugated sheet metal for the exterior walls or roof coverings is prohibited.

- F. The roof shall have a minimum 2:12 roof composition, wood shingles, concrete, fiberglass or metal tiles, slate, built up gravel materials, or other building materials approved by the building official. A roof overhang and rain gutters are required and must not be less than 6" including the rain gutters which may account for up to 4" of overhang, measured from the vertical side of the dwelling. The roof overhang requirements shall not apply to the area above porches, alcoves or other appendages which together do not exceed 25 percent of the length of the dwelling.
- G. The Code Official may approve deviations from one or more of the developmental or architectural standards provided herein on the basis of finding that the materials to be utilized or the architectural style proposed for the dwelling will be compatible and harmonious with existing structures in the vicinity.
- H. Mobile homes, as defined in Article 1315 shall be prohibited outside of Mobile Home Parks as set forth in the Zoning Ordinance.
- I. Use of Mobile Homes, Manufactured Homes, or Modular Homes for any purpose other than for residential use is hereby expressly prohibited.
- J. Applications for approval of placement of Manufactured Homes and Modular Homes shall be made on a form or forms developed for that purpose and shall be submitted to the City of Huntington Department of Development and Planning for review and approval in accordance with this Ordinance.

Such applications shall include all information necessary to make determinations as to conformity with the provisions of this Ordinance as applicable to each such Structure and, as applicable, conformity with the standards herein, including photographs or renderings of the front and side of the Modular and Manufactured Home, the exterior finish, and other information necessary to make determination required by this Ordinance.

Approval or denial of the application shall be within ten (10) working days of receipt of the application and all required supporting materials. The applicant shall be notified in writing of the approval, conditional approval or denial of the application within five (5) working days after such decision is made. Conditional approval shall require that the conditions and reasons therefore be stated in writing and be agreed to by the applicant; such conditions shall be binding upon the applicant. In the case of disapproval, the reasons therefore shall be stated in writing.
- K. Any person aggrieved by a decision of a Code Official or other officer; department board or bureau charged with the conditional approval or denial of the placement of modular homes or manufactured homes, may appeal such decision to the City of Huntington Board of Zoning Appeals pursuant to the provisions of the City Charter and the appropriate ordinance governing such appeals

#### **Article 1341.32 Manufactured Home Park**

- A. Minimum lot area - 2 acres, including 2,500 square feet per mobile home stand
- B. Minimum yards - not less than ten foot buffer area in compliance with Article 1347 surrounding development
- C. Building setback from center line of interior road - 50 feet
- D. Written statement from Huntington Sanitary Board or Cabell-Huntington Health Department certifying the adequacy of sanitary sewer facilities.
- E. Parking spaces - one per two employees plus one per mobile home stand, which may be part of the square footage required for each mobile home stand. All parking areas shall be hard surfaced.