

City of Slocomb
PO Box 1147
Slocomb, AL 36375
334-886-2955

MOBILE HOME PERMIT

DATE: _____

OWNER: _____

LOCATION OF PROPERTY: _____

MOBILE HOME SIZE: _____

(The general appearance of the manufactured home shall conform to the housing in adjacent or nearby locations to insure compatibility of site built homes and manufactured housing. The minimum width shall not be less than 24 feet, must be a doublewide.)***

YEAR MODEL & MAKE: _____

PERMIT FEE: \$50.00 PAID: _____

SIGNATURE OF OWNER: _____

MOBILE HOME MOVER: _____

MOBILE HOME MOVER ADDRESS: _____

(Mobile Home Mover must have or obtain City of Slocomb Business License)

APPROVED: YES NO (see referred to)

Approved by: _____

DATE APPROVED: _____

REFERRED TO: _____

DATE REFERRED: _____

***Zoning Ordinance-Section 8.2

MOBILE HOME
REQUIREMENTS
FOR
THE CITY OF SLOCOMB

Compatibility Standards for Manufactured Homes meeting the Definition of Dwelling, Single Family are as follows:

Manufactured Homes qualifying as Dwelling, Single-Family 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 Manufactured Home is substantially similar in size, siding material, roof material, foundation and general aesthetic appearance to: (i) site-built or other forms of housing which may be permitted in the same general area under this ordinance or (ii) existing development or (iii) proposed development in the same zoning district or area. Items subject to compatibility comparison will include the following:

1. Minimum Width.

The general appearance of the manufactured home shall conform to the housing in adjacent or nearby locations to insure compatibility of site built homes and manufactured housing. The minimum width shall not be less than 24 feet.

2. Exterior Finish.

Material-Any material may be used for exterior finish that is generally used in areas near the location where the manufactured home is to be sited.

Roof Pitch-Comparable to that of site built homes in the area.

Roof Material-Asphalt shingles, or other material comparable to the type of roof installed on site built homes in the area.

3. Site Orientation.

Manufactured homes shall be placed on lots in a manner compatible with and reasonably similar in orientation to other structures in the area.

4. Garages, Carports.

Garages and/or carports for manufactured homes shall be compatible with the manufactured home and site-built garages and/or carports of site-built houses in adjacent or nearby locations.

5. Towing Devices.

Towing devices, wheels, axles, and hitches are not compatible with site built housing and must be removed. Storage of these items on site is not permitted.

6. Landings and Stairs.

At all exit doors, landings and stairs must be provided that meet the minimum Code standards in effect at the time the manufactured home is sited.

7. Underpinning. (Base or Supporting Structure)

The type of material and method used for underpinning shall be consistent with and compatible to the underpinning for site-built houses in adjacent or nearby locations.

Manufactured Home Stands and Required Improvements

Due to the very nature of their construction, (off-site)and the inherent safety risks that have been experienced by manufactured housing historically, the following shall be required of all manufactured homes or mobile homes that are to be used as single-family dwellings.

General Installation Requirements

TIE-DOWNS: Each manufactured home shall have tie-downs or other devices securing the stability of the manufactured home based on the requirements of the manufacturer or the installation standards of the Alabama Manufactured Housing Commission.

FOUNDATIONS: Foundations shall be installed in accordance with standards set forth in the manufacturers' set-up requirements, or the installation standards of the Alabama Manufactured Housing Commission.

STEPS AND LANDINGS: Steps and landings are required for all homes and shall be constructed to the standards set forth in Chapter XI-Section 1113-Stairway Construction of the Standard Building Code.

SKIRTING: Installation of skirting specifically manufactured for such purpose shall be required. Installation shall be in accordance with the manufacturer's installation instructions. Acceptable materials may include masonry, stone, metal, vinyl, or other materials manufactured for the purpose of skirting.

General Site Requirements

1. A 20-foot setback is required from any other dwelling for any manufactured house or mobile home that is intended to be used as a separate dwelling.
2. The structure must be installed according to the Alabama Manufactured Housing Commission Regulations, and inspected by an inspector licensed by the commission.
3. Each structure must be individually and separately connected to the water and sewerage system (including a separate well and septic tank, if applicable) approved by the Alabama Department of Public Health, County Health Department or the Alabama Department of Environmental Management.
4. The area beneath each such structure must be enclosed with materials manufactured for such purposes, including but not limited to brick, concrete, rock or other materials that have been approved by the Town Building inspector.
5. A Manufactured Home or Mobile Home when permitted for use as an accessory structure or dwelling shall be located to the rear of the principal structure.

Procedures for the Approval of Manufactured Home Stands:

Applications for approval of placement of Manufactured Homes or Mobile Homes upon any location other than communities or parks specifically designed for that purpose shall be made on a form or forms developed for that purpose and shall be submitted to the city building inspector for review and approval in accordance with this Ordinance.

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

Approval or denial of the application shall be within ten (10) 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 fifteen (15) working days (weekends not included) after such decision is made. Conditional approval shall require that the conditions and reasons therefore be stated in writing and 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.