

CHAPTER 02-18 ADMINISTRATION and PROCEDURES

Section 02-18-001 Single family or two-family dwelling Standards

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Any detached single family or two family dwellings located on an individual lot outside of a mobile home park or mobile home subdivision must meet the off street parking requirements in Chapter 0215 of the Naples Zoning Ordinance and the following standards in addition to any others required by law except as provided in Subsection I, herein:

- A. The dwelling must meet the Naples City Building Code or, if it is a manufactured home, it must be certified under the National Manufactured Housing Construction and Safety Standards Act of 1974, and must have been issued in insignia and approved by the U.S. Department of Housing and Urban Development and must be inspected by the City Building Official or his designated representative to insure it has not been altered in violation of such codes.
- B. The dwelling must be taxed as real property. If the dwelling is a manufactured home, an affidavit must be filed with the State Tax Commission, pursuant to Utah Code Annotated 592602, and filed with Uintah County.
- C. The dwelling must be permanently connected to utilities and approved for all required utilities.
- D. Reserved
- E. The dwelling must be attached to a site built permanent foundation which meets the International Building Code or International Residential Code if the dwelling is a manufactured home, the installation must meet the International Residential Code (IRC) or ICCO Guidelines for Manufactured Housing Installations including any successors to these standards.

The space beneath the structure must be enclosed at the perimeter of the dwelling in accordance with said IBC, IRC or ICCO guidelines and constructed of materials that are weather resistant and aesthetically consistent with concrete or masonry type foundation materials.

At each exit door there must be a landing that is a minimum of thirty-six inches by forty-two inches and is constructed to meet the requirements of the International Residential Code (IRC).

All manufactured home running gear, tongues, axles, and wheels must be removed at the time of installation.

- F. At least sixty percent (60%) of the roof of the dwelling must be pitched at a minimum of 3:12 and will have a roof surface of wood shakes, asphalt, composition, wood shingles, concrete, fiberglass or metal tiles, slate or steel roofing, or built up gravel materials.
- G. The dwelling will have exterior siding material consisting of wood, masonry, concrete, or stucco, Masonite, metal or vinyl lap, or any material meeting the IBC, IRC (or materials of like appearance). The roof overhang must not be less than six inches including rain gutters, which may account for up to four inches of overhang, measured from the vertical side of the dwelling. The roof overhang requirement will not apply to areas above porches, alcoves, and other appendages which together do not exceed twenty-five percent of the length of dwelling.
- H. The width of the dwelling will be at least twenty-two feet at the narrowest point of its first story for a length of at least thirty feet exclusive of any garage area. The width will be considered the lesser of the two primary dimensions.
- I. The City Council may approve deviations from one or more of the developmental or architectural standards provided in Subsection E through H, on the basis of finding that the architectural style proposed provides compensating design features, and that the proposed dwelling will be compatible and harmonious with existing structures in the vicinity.
- J. Except as limited by subsection K, use of one manufactured home as a dwelling on a parcel of land located outside of a mobile home park or mobile home subdivision prior to the initiation by the City of the enactment of this ordinance, which use does not meet the requirements set forth in subsections A through H herein will be considered as a NONCOMPLYING dwelling. Through the dwelling was not previously approved by the City, if such manufactured home and the parcel on which it is located come into compliance with all development standards which would have been applicable to a single family dwelling located on such parcel at the time the manufactured home was first used on the parcel as a dwelling, the dwelling would be considered a conforming use. (Development standards will include subdivision, zoning, flood control, outside electrical hookup, applicable fees, health, and fire department requirements for single family dwellings on such parcel).
- K. The use of a manufactured home as a dwelling located on an individual parcel or lot outside of a mobile home park or mobile home subdivision will be grandfathered for present owners (present owners are defined as owning a manufactured home used as a dwelling on the day this ordinance went into effect). When the dwelling changes ownership or transfer of

title, the manufactured home will be required to be attached to the real property upon which it is situated for tax purposes.

- L. Replacement of an existing nonconforming manufactured home on a lot outside a mobile home park or mobile home subdivision will comply with all requirements herein.