

DIVISION 11. R-MH MOBILE HOME DISTRICT

Sec. 58-311. Established; intent; where permitted.

(a) R-MH residential mobile home zoning districts may be established by amendments to the official zoning map in any district previously classified as residential in accordance with the procedures, requirements and limitations set forth in this chapter. Within such districts, mobile homes, with such additional supporting uses and occupancies are permitted in this division, may be established subject to the requirements and limitations set forth in this division and other regulations.

(b) It is the intent of this section to recognize mobile homes constructed prior to October 1, 1974, as distinct and different from units designed as mobile homes within the definitions of this chapter and to prohibit units not meeting the requirements for mobile homes as defined in this division. Units constructed prior to 1974 are prohibited. Mobile homes meeting the requirements of the One- and Two-Family Building Dwelling Code shall not be permitted in an R-MH residential mobile home district, except as a conditional use. Permits may be obtained only after approval by the village board, after a recommendation from the plan commission.

(c) No person shall park, locate or place any mobile home, including doublewide mobile homes, outside of a licensed mobile home park in the village. A mobile home (manufactured) is defined as factory-built on a permanent frame with a removable transportation system, delivered and permanently attached to site-built foundation. Manufactured housing is not to be confused with other types of factory-built homes such as modular homes. A modular home is constructed on a factory assembly line, but with conventional home floor joists. Fully constructed modules are then transported to the permanent site on a trailer, lifted from the trailer, and anchored to the foundation. They are not on a permanent chassis. Unoccupied mobile homes may be parked on the lawfully situated premises of a licensed mobile home dealer for the purposes of sale display, the lawfully situated premises of a vehicle service business for purposes of servicing or making necessary repairs, the premises leased or owned by the owner of such mobile home for purposes of sales display for a period not exceeding 120 days, provided no business is carried on therein, or in an accessory private garage, building or rear yard of the owner of such mobile home, provided no business is carried on therein.

(Code 1988, § 10-1-150; Ord. of 8-10-2005(2))

Sec. 58-312. Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meaning ascribed to them in this section, except where the context clearly indicates a different meaning:

Foundation siding means a fire-resistant and weather-resistant, prefinished material surrounding the entire perimeter of a home and completely enclosing a space between the exterior wall of such home and the ground. Foundation siding shall be properly vented, harmonious and compatible with the house and installed within 60 days from the date of placement on the site.

Mobile home communities (parks) are distinguished from subdivisions lacking common facilities and continuing management services. The latter would be controlled by general subdivision regulations, which would apply also to mobile home subdivisions without common open space or continuing management.

Mobile home subdivision means a parcel of land platted for subdivision according to all requirements of the comprehensive plan, designed or intended for lots to be conveyed by deed to individual owners for residential occupancy primarily by mobile homes.

Primary exposure means open areas adjacent to the front wall, or main entrance, of a dwelling unit.

Residential mobile home means a single-family dwelling built on or after October 1, 1974, in accordance with the ANSI (American National Standards Institute) Code or the HUD (Housing and Urban Development) Code, both of which govern heating and cooling systems, electrical systems, fire safety, body and frame constructions, thermal protections and plumbing systems. All such mobile homes shall bear the proper approved state insignia as required by the Wis. Admin. Code §§ Comm 20.12-20-17. The term “mobile home” also means a dwelling which is, or was as originally constructed, designed to be transported by any motor vehicle upon a public highway, and which is designed, equipped and used primarily for sleeping, eating and living quarters, or is intended to be so used; and includes any additions, attachments, annexes, foundations and appurtenances, except that a mobile home is not deemed to be a mobile home if the assessable value of such additions, attachments, annexes, foundations and appurtenances equals or exceeds 50 percent of the assessable value of the mobile home. The term “mobile home” shall not include a factory-built structure meeting the following requirements:

- (1) Intended to be set on a foundation by virtue of its construction.
- (2) Is normally transported only once, from the factory to the construction site.
- (3) From the very beginning, is designed to be permanently affixed to land.

Secondary exposure means open areas adjacent to side and rear walls of a dwelling unit.

In addition to the definitions set forth in this section, the definitions contained in Wis. Stats. § 66.0435 shall also be applicable.

(Code 1988, § 10-1-151)

Cross reference – Definitions generally, § 1-2.