

## **Non Site Built Housing**

### **Manufactured, Mobile, or Modular. Huh?**

While the general public may view the distinctions between mobile, manufactured, modular, panelized and site built construction as largely aesthetic in nature, there are genuine factors that determine the differences and similarities of factory built housing.

Mostly manufactured housing must comply with HUD (Housing and Urban Development) Code guidelines (red label) and all other factory built housing/site built housing must adhere to local building standards.

Prior to 1950, mobile homes were called house trailers. They were primarily built after World War II to meet the housing needs of returning veterans who wanted inexpensive, movable housing. The house trailers were small light weight and could easily be towed. Today, mobile home refers to factory built housing, that was constructed before June 15, 1975 and the implementation of the HUD Code guidelines. Mobile homes are almost always classified as personal property (movable) and therefore do not hold their resale value, depreciating in value over time. (**#'s of mobile is PC??**)

The passage of the federal National Manufactured Housing Construction and Safety Standards Act of 1976 in essence phased out the term mobile home and replaced it with manufactured home. Manufactured homes are built under the HUD Code 24 CFR 3280. Specifically, they must be built on a non removable steel chassis. The section(s) are delivered to the site on their on wheels. Manufactured housing is also called multisectional housing.

Modular construction is an engineered method of producing buildings or building components in an efficient and cost – effective way in a off site factory. Modular construction is used for office buildings, strip malls, schools, factories, fast – food buildings, shopping centers, storage, single family and multi-family residential. Modular homes meet local code requirements, are built in sections, or modules, at the factory and then delivered to the site.

Panelized construction included roof trusses and open/closed wall panels assembled in a factory and trucked to the building site. The end product is indistinguishable from traditional stick built housing.

### **Definition of Non-Site Built Housing in the Pima County Code Manufactured Housing in the Pima County Code Today**

There are currently four **non-site built housing designations** within the Pima County Zoning Code definitions (18.03.020):

- Factory-built (modular) buildings
- Manufactured homes
- Manufactured homes (multisectional); and
- Mobile home.

Each type of housing is treated slightly different in definition and where it is permitted.

**A factory-built (modular) building** is defined as a residential or nonresidential building which is either wholly or in substantial part manufactured at an off-site location to later be assembled on site. This does not include a manufactured home, a multisectional manufactured home, trailer, recreational vehicle or mobile home. A factory-built building includes all the plumbing, heating, cooling and electrical systems of the building and bears the Arizona insignia of approval for factory-built building pursuant to A.R.S. § 41-2142.

A non-residential factory-built building, such as an office, bank or retail store is permitted in any zone as long as the building is built to the requirements of building codes and the use of the building is a permitted use within the zone.

A residential factory-built building is allowed as a permitted residential use in all zones however, in the case of the CR-3, CR- 4, CR-5, TR, ML, SP, CB-1, and CB-2 zones, it requires that the modular building be placed on a permanent foundation that is inspected by the county. The CMH-1, 2, SH, GR-1, RH, and IR zones, which currently allow manufactured homes, also allow modulars with no additional requirement except to meet the State's standards for installation. Finally, in the SR, SR-2, CR-1, and CR-2 zones, modular units may be located only in a subdivision specifically approved to allow them by the Board of Supervisors after a public hearing.

**A manufactured home (single wide)** is defined as a structure that is transportable in one or more sections which was constructed after June 15, 1976, built to HUD standards with a HUD seal affixed, that is at least 8 feet in width or 40 feet in length or when erected is at least 320 square feet, and is built on a permanent chassis, and is designed to be used as a dwelling, with or without a permanent foundation.

A manufactured home is a permitted use only within the IR, RH, GR-1, SH, CMH-1, CMH-2, and MU zones.

**A manufactured home (multisectional)** is defined as a multisectional dwelling unit (double wide or larger), manufactured after June 15, 1976, built to HUD standards with a HUD seal affixed, that when joined measures at least 20 by 40 feet, does not exceed two stories in height, and is installed on a permanent foundation. A multisectional manufactured home must have a perimeter foundation wall installed, so that all sides of the home shall extend to meet the ground, or a facade with the appearance of a foundation wall shall be used on all sides of the home. Each side of the home shall have roofing and siding materials similar in appearance and kind to site built homes and shall have one or more of the following: a parapet roof style, or a flat or pitched roof with eaves that overhang sixteen inches or more.

A multisectional manufactured home is a permitted use within the same zones as a manufactured home: IR, RH, GR-1, SH, CMH-1, CMH-2, and MU. Additionally, multisectional manufactured homes are permitted in all residential subdivisions recorded after June 15, 1981, if the designation "multisectional manufactured homes permitted" is approved by the Board of Supervisors at the time of rezoning and is noted on the plat at the time of recording.

**A mobile home** is defined as a transportable structure suitable for year-round single-family occupancy that is constructed prior to June 15, 1976, and it has water, electrical, and sewage connections similar to those of conventional dwellings. A mobile home is allowed within the same zones as a manufactured home or a multisectional manufactured home; IR, RH, GR-1, SH, CMH-1, CMH-2, and MU.

## **Other jurisdictions**

The definitions for non-site built homes from the Arizona counties noted below are almost identical to that of **Pima County's** for the purpose of comparing regulation **the previous descriptions for factory built, manufactured, multisectional-manufactured and mobile homes should be used.**

**Maricopa County** defines three types of non-site built housing: manufactured, multisectional-manufactured and mobile homes. According to Maricopa County Development Services, multisectional manufactured housing is allowed in all rural and residential zones as long as it is designed to be and is installed on a permanent foundation and has roofing and siding materials similar in appearance to site built homes. Manufactured and mobile homes are only allowed in mobile home parks. Any parcel of land that has two or more mobile homes has to apply for a mobile home park permit.

**Pinal County** defines three types of non-site built housing: factory built, manufactured, and mobile homes. According to Pinal County Development Services, modular housing is considered conventional construction and allowed in all rural and residential zones as long as it installed on a permanent foundation, is not designed to be moved once installed and meets skirting requirements. Manufactured housing is allowed in rural residential zones. Mobile homes (pre-1976) are only allowed in mobile home parks.

**Yavapai County** defines four types of non-site built housing; factory built, manufactured, multisectional manufactured, and mobile homes. According to Yavapai County Development Services; only site built homes are allowed in the single-family residential zone (R1L – Residential Single Family Limited). The next intensive residential zone (RMM) allows multisectional manufactured, modular and site built homes. In all the other zones that allow residential uses, modular, manufactured (single wide), and multisectional manufactured homes are allowed. Mobile homes can no longer be installed except in mobile home parks, and they cannot be moved.

Two of the three counties above allow either modular or multisectional manufactured housing in single family zoning districts as long as the unit is designed to be and is installed on a permanent foundation and meets the jurisdiction's design criteria which may include specified siding/roofing materials and/or skirting requirements.

The treatment of multisectional manufactured housing varies. One allows multisectional manufactured housing only in mobile home parks, a second allows them only in higher density and rural zoning and the third allows them in all rural and residential zones.

In no jurisdiction are mobile homes or manufactured homes allowed in single-family residential zones. All three jurisdictions limit pre-1976 mobiles to Mobile Home Parks.

### **Past Efforts to Change the Zoning Code in Reference to Manufactured Housing Recent history of manufactured housing in Pima County**

On February 14, 1995 the Board of Supervisors, at the request of the Planning and Zoning Commission, directed staff to draft and prepare a zoning code text amendment that would allow manufactured housing in rural and residential zones. This was **Co8-95-2 Multisectional Manufactured Home.**

The proposed 1995 amendment would have permitted the use of multisectional manufactured housing in all site built restricted residential zones (ML, SR, SR-2, CR-1 thru CR-5, and TR), subject to the

installation development standards designed to promote visual compatibility with site-built dwellings such as skirting materials, removal of towing features, and wide side orientation toward the front to blend with the neighborhood.

On June 28th, 1995 the Planning and Zoning Commission recommended approval of the text amendment to the Board of Supervisors on a 7-0 vote.

Based on the correspondence and newspaper articles found in the text amendment file, it engendered significant opposition, including from the Assessor. Issues raised included property values, concern about construction jobs, building code and aesthetics. An Arizona Daily Star article reported that nearly 275 people turned out on the issue. On August 1, 1995 the Board of Supervisors rejected the amendment (4-1) with Supervisor Marsh voting in favor.

In January 1996, the Board of Supervisors initiated another zoning code text amendment (**Co8-96-01 Factory Built (Modular)**). The amendment was delayed because of a lawsuit brought by the manufactured housing industry against Pima County's zoning standards for manufactured housing. The lawsuit was dismissed in March of 1999. On July 16, 1999 the Board of Supervisors directed staff to forward this text amendment to the Planning and Zoning Commission. After public hearing, the Planning and Zoning Commission recommended approval on September 29, 1999 and included design standards in the ordinance. The Board of Supervisors, after public hearing, unanimously approved the Factory Built (Modular) text amendment on November 09, 1999. With the Board of Supervisors approval of the Factory Built (Modular) Home text amendment, the above-mentioned factory-built modular building definition was enacted.