



1 The Land Use and Zoning Committee offers the following
2 substitute to File 2002-608:

3
4 **ORDINANCE 2002-608-E**

5 AN ORDINANCE AMENDING CHAPTER 656, *ORDINANCE*
6 *CODE*; AMENDING SECTIONS 656.303, 656.304,
7 656.305, 656.306, AND 656.311 TO DELETE MOBILE
8 HOMES AS EITHER A PERMITTED USE OR A
9 PERMISSIBLE USE BY EXCEPTION, AMENDING SECTION
10 656.1601 TO REVISE DEFINITIONS OF DWELLING,
11 MANUFACTURED HOME, AND MOBILE HOME; CREATING A
12 NEW SUBPART C, PART 4, CHAPTER 656
13 ESTABLISHING ARCHITECTURAL AND AESTHETIC
14 REGULATIONS FOR SINGLE-FAMILY DWELLINGS,
15 INCLUDING MANUFACTURED, MOBILE, AND MODULAR
16 HOMES; CREATING MINIMUM REQUIREMENTS TO ENSURE
17 COMPATIBILITY IN EXTERIOR APPEARANCE OF ALL
18 SINGLE-FAMILY DWELLINGS LOCATED IN THE RLD,
19 RMD-A, AND RMD-B ZONING DISTRICTS AND ALL PUD
20 ZONING DISTRICTS WHICH PERMIT SINGLE-FAMILY
21 RESIDENTIAL DEVELOPMENT, WITH OTHER EXISTING
22 SINGLE-FAMILY DWELLINGS IN THE IMMEDIATE
23 NEIGHBORHOOD; PROVIDING AN EFFECTIVE DATE.

24
25 WHEREAS, the City of Jacksonville recognizes that residential
26 factory-manufactured buildings, also known as modular homes, and
27 conventional "site-built" homes are required to be constructed to
28 the State minimum codes set forth in Chapter 553 of the Florida
29 Statutes; and

30 WHEREAS, the City of Jacksonville also recognizes that the
31 State of Florida Department of Community Affairs, through the

1 manufactured buildings program, protects the health, safety and
2 property of the citizens and residents of this State by ensuring
3 that each modular home meets the State minimum codes, including,
4 but not limited to, building, plumbing and electrical; and

5 WHEREAS, the City of Jacksonville further recognizes that
6 manufactured homes, also known as mobile homes, are required to be
7 constructed in accordance with U.S. Department of Housing and Urban
8 Development standards and are regulated by the Florida Department
9 of Highway Safety and Motor Vehicles; and

10 WHEREAS, Florida law establishes modular and manufactured
11 homes as a residential use and prohibits discrimination by local
12 governments concerning the placement of modular and manufactured
13 homes in zoning districts where conventional "site-built" homes are
14 permitted; and

15 WHEREAS, the State of Florida has specifically reserved to
16 local governments the authority to establish certain external
17 aesthetic and other compatibility requirements with regard to both
18 residential manufactured and modular dwellings so long as those
19 requirements are reasonable and uniformly applied and enforced
20 without distinction as to whether a dwelling is a conventionally
21 constructed or a manufactured building; and

22 WHEREAS, the Council of the City of Jacksonville wishes to
23 exercise its authority to establish such requirements in order to
24 protect the welfare of its citizens and to protect and enhance
25 property values and aesthetics within all single-family
26 neighborhoods; now therefore

27 **BE IT ORDAINED** by the Council of the City of Jacksonville:

28 **Section 1.** Sections 656.303, 656.304, 656.305, 656.306,
29 and 656.311 of the Zoning Code are hereby amended, in part, to
30 remove certain references to mobile homes as follows:

31 * * *

1 (12) Home occupation meeting the performance
2 standards and development criteria set forth in Part 4.

3 * * *

4 **Section 656.305 Low Density Residential Category** This
5 category includes residential developments in a density range of up
6 to seven dwelling units per acre when full urban services are
7 available. Generally, single-family dwellings will be the
8 predominant land use in this category, although ~~mobile homes~~, patio
9 homes and multiple-family dwellings may also be permitted in
10 appropriate locations. Minimum lot size shall be one-half acre per
11 dwelling unit when both centralized potable water and wastewater
12 treatment are not available. The lot size may be reduced to one
13 quarter acre per dwelling unit if either one of these services is
14 available. Secondary and supporting nonresidential uses described
15 herein may also be permitted, subject to the criteria set forth in
16 this section below.

17 The following primary and secondary zoning districts may be
18 considered in the Low Density Residential Category depicted on the
19 Future Land Use Map series of the Comprehensive Plan.

20 A. *Primary zoning districts.* The primary zoning districts
21 shall include the following:

22 * * *

23 ~~(9) Residential Low Density MH (RLD MH); section~~
24 ~~656.305.~~

25 The Residential Low Density (RLD) zoning districts allow for
26 single-family dwellings and ~~mobile homes~~ at minimum lot sizes
27 permitted in each district as specified below along with certain
28 supporting open space uses, community facilities and utilities
29 described below. The district requirements for the put back in
30 Residential Low Density (RLD-A, RLD-B, RLD-C, RLD-D, RLD-E, RLD-F,
31 and RLD-G, ~~and RLD-MH~~) zoning districts are specified below.

* * *

II. Residential Low Density (RLD) Districts.

(a) Permitted uses and structures.

(1) Single-family dwellings.

~~(2) Mobile homes, [RLD MH (mobile homes) district only].~~

(3) Foster care homes.

* * *

(c) Permissible uses by exception.

* * *

(4) Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part 4.

~~(5) Mobile homes.~~

(6) Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards and development criteria set forth in Part 4.

* * *

(d) Minimum lot requirements (width and area). For single-family dwellings and ~~mobile homes~~ the minimum lot requirements (width and area), except as otherwise required for certain other uses, are as follows:

(1) Width:

* * *

~~(viii) RLD MH Sixty feet.~~

(2) Area:

* * *

~~(viii) RLD MH Six thousand square feet.~~

(e) Maximum lot coverage by all buildings and structures.

* * *

(3) RLD-F, RLD-G and ~~RLD MH~~-thirty-five percent.

(f) *Minimum yard requirements.* The minimum yard requirements for all uses and structures are as follows:

* * *

(3) RLD-F, RLD-G and ~~RLD-MH~~:

(i) Front--Twenty feet.

(ii) Side--Five feet, provided that the combined side yards shall not be less than fifteen feet.

(iii) Rear--Ten feet.

* * *

Section 656.306 Medium Density Residential Category.

* * *

A. *Primary zoning districts.* The primary zoning districts shall include the following:

(1) Residential Low Density-G (RLD-G); section 656.305.

~~(2) Residential Low Density MH (RLD MH); section 656.305.~~

(3) Residential Medium Density-A (RMD-A); section 656.306.

* * *

The district requirements for the Residential Low Density (RLD-G and ~~RLD-MH~~) and the Residential Medium Density (RMD-A, RMD-B, RMD-C, and RMD-D, RMD-E and RMD-MH) zoning districts are specified below.

I. *Residential Low Density-G (RLD-G) and ~~Residential Low Density MH (RLD-MH) Districts.~~* The permitted uses and structures, accessory uses and structures, permissible uses by exception, minimum lot and yard requirements and maximum lot coverage and height of building and structures shall be as provided in section 656.305.

II. *Residential Medium Density-A (RMD-A), Residential Medium Density-B (RMD-B), Residential Medium Density-C (RMD-C),*

1 Residential Medium Density-D (RMD-D), Residential Medium Density-E
2 (RMD-E), and Residential Medium Density-MH (RMD-MH) Districts.

3 * * *

4 (c) Permissible uses by exception.

5 * * *

6 (10) Mobile home parks (RMD-MH District only)
7 subject to the requirements of Part 5.

8 ~~(11) Mobile homes (RMD A and RMD B Districts only).~~

9 (12) Churches, including a rectory or similar use,
10 meeting the performance standards and development criteria set
11 forth in Part 4.

12 * * *

13 **Section 656.311 Residential-Professional-Institutional**
14 **Category.**

15 * * *

16 A. *Primary Zoning Districts.* The primary zoning districts
17 shall include the following:

18 (1) Residential, Medium Density-E (RMD-E); section
19 656.306.

20 (2) Commercial Office (CO); section 656.311.

21 (3) Commercial Residential and Office (CRO); section
22 656.311.

23 * * *

24 III. *Commercial, Residential and Office (CRO) District.*

25 * * *

26 (d) Permissible uses by exception.

27 * * *

28 (4) Single-family dwellings.

29 ~~(5) Mobile homes.~~

1 (6) Community residential homes of seven to
2 fourteen residents meeting the performance standards and
3 development criteria set forth in Part 4.

4 * * *

5 (e) *Minimum lot requirements (width and area).*

6 (1) Width:

7 (i) Single-family dwellings and ~~mobile~~
8 ~~homes~~--Fifty feet.

9 * * *

10 (2) Area:

11 (i) Single-family dwellings and ~~mobile~~
12 ~~homes~~--Five thousand square feet.

13 * * *

14 B. *Secondary zoning districts.* The following secondary
15 zoning districts may be permitted in the Residential-Professional
16 Office Category as depicted on the Future Land Use Maps of the
17 Comprehensive Plan, subject to the district regulations for same.

18 (1) Residential Low Density-G (RLD-G); section 656.305.

19 ~~(2) Residential Low Density MH (RLD MH); section~~
20 ~~656.305.~~

21 (3) Residential Medium Density-A (RMD-A); section
22 656.306.

23 * * *

24 **Section 2.** There is hereby created a new Subpart C, Part
25 4, Chapter 656, of the Zoning Code to read as follows:

26 **SUBPART C. ARCHITECTURAL AND AESTHETIC REGULATIONS**

27 **FOR SINGLE-FAMILY DWELLINGS**

28 **Section 656.430 Findings, intent and public purpose.**

29 (a) The Council of the City of Jacksonville finds that in
30 order to protect the character and integrity of the many
31 residential subdivisions and neighborhoods of the City, certain

1 minimum standards are necessary to ensure the compatibility of all
2 new homes constructed within the City, whether manufactured,
3 modular or conventional "site-built" dwellings.

4 (b) It is the intent of this Subpart C to encourage the
5 provision of affordable housing in a general residential
6 environment by permitting the use of both residential design
7 manufactured housing and modular housing, as defined herein, within
8 residential districts in which similar existing dwellings are
9 located, subject to the requirements and procedures set forth
10 herein, to ensure similarity in the exterior appearance of
11 residential manufactured or modular dwellings and dwellings which
12 have been conventionally constructed in the same neighborhood.
13 Manufactured and modular homes are permitted in all zoning
14 districts in which single-family dwellings are permitted, subject
15 to the minimum requirements of those districts. In addition, new
16 manufactured, modular, and conventional "site-built" homes in all
17 RLD, RMD-A, and RMD-B zoning districts and all PUD zoning districts
18 which permit single-family residential development must comply with
19 the additional requirements of this Subpart C.

20 **Section 656.431 Definitions.** As used herein, the following
21 terms and words are defined as follows:

22 (a) *Manufactured home* means any residential dwelling unit
23 constructed in a controlled factory environment in accordance with
24 standards promulgated by the U.S. Department of Housing and Urban
25 Development, Federal Manufactured Housing Construction and Safety
26 Standards, 24 CFR 3280. A manufactured home is always transported
27 as a vehicle and has an integral chassis and undercarriage that
28 supports the floor system. Manufactured homes are governed by
29 Sections 320.822-320.862, Florida Statutes, regulated by the
30 Florida Department of Highway Safety and Motor Vehicles and bear a

1 certification label located above the left tail light on each
2 section.

3 (b) *Modular home* means any residential dwelling unit
4 constructed in a controlled factory environment in accordance with
5 the provisions of the Florida minimum building, plumbing,
6 electrical, fire, accessibility and energy codes and which has
7 building plans. A modular home can be shipped as a vehicle with
8 wheels or may be delivered on a truck and may, or may not, be
9 required to be constructed on an integral chassis. Modular homes
10 are governed by Sections 553.35-553.41, Florida Statutes, regulated
11 by the Department of Community Affairs and bear such an insignia
12 over the electrical panel cover.

13 (c) *Mobile home* (see *Manufactured home*).

14 (d) *Immediate neighborhood* means the five closest residential
15 dwellings with property lines within 350 feet of the property
16 subject to review.

17 (e) *Permanent foundation* means a load-bearing continuous stem
18 wall underneath the entire permanent structure, slab on grade,
19 piers installed pursuant to Chapter 15-C, F.A.C., other foundation
20 systems with exposed tie-downs or pilings, or other permanent
21 foundation which complies with the criteria of the flood
22 regulations in flood prone areas.

23 (f) *Projection* means a bay window, offsetting portions of the
24 single-family dwelling, garages, dormer windows, recessed doors, or
25 porches and decks (covered or uncovered), so long as these
26 projections meet the size requirements set forth in section
27 656.432(a)(2) of this Subpart C; provided, however, that covered
28 porches must use a roofing material consistent with the roofing
29 materials used on the primary structure and uncovered porches shall
30 have a finished floor elevation within eight inches of the finished
31 floor elevation of the primary structure and shall be continuously

1 screened upward from the ground to floor with the same materials as
2 the foundation wall used on the primary structure.

3 **Section 656.432 Applicability.** In addition to other
4 provisions of the Zoning Code, the following supplementary
5 architectural and aesthetic regulations shall apply to all new and
6 newly sited single-family dwellings in RLD, RMD-A and RMD-B
7 districts and PUD districts which permit single-family development.
8 The following supplementary architectural and aesthetic regulations
9 are also depicted in flow chart form in figure "D", attached hereto
10 as **Exhibit D.**

11 (a) Unless exempt pursuant to section 656.432(c) hereunder,
12 all new and newly sited single-family dwellings located in RLD,
13 RMD-A and RMD-B zoning districts and PUD zoning districts which
14 permit single-family residential development must be similar in
15 exterior appearance to other existing single-family dwellings in
16 the immediate neighborhood. A dwelling is deemed to be similar in
17 exterior appearance if it meets all of the following requirements,
18 to the extent applicable:

19 (1) *Minimum Square Footage Requirements for Primary*
20 *Structure.* The minimum square footage of the living area of the
21 dwelling shall be 850 square feet.

22 (2) *Minimum Dimensions of Exterior Façade.* The exterior
23 façade of the dwelling's wall which faces the front yard, shall
24 contain projections as described herein. Examples of projections
25 which comply with the requirements of this subsection are visually
26 depicted in figures "A", "B", and "C" attached hereto as **Exhibits**
27 **A, B, and C.** All projections shall be at least two feet and ten
28 inches wide. Front yard facades less than forty-eight feet shall
29 contain at least one projection which is at least three feet long.
30 Front yard facades forty-eight feet or longer shall contain a

1 projection or projections totaling 20% of the total length of the
2 façade, with no one projection being less than three feet long.

3 (3) *Lot Grading.* The lot grading and the finished floor
4 elevation shall be compatible with the lot grading and finished
5 floor elevations in the immediate neighborhood, or as otherwise
6 required by the designated flood zone base flood elevation.

7 (4) *Permanent Foundations.* The dwelling shall have a
8 permanent foundation and no dwelling shall be placed or occupied
9 for residential use upon a site until the permanent foundation plan
10 has been submitted to and approved by the Chief of the Building
11 Inspection Division or his designee. Acceptable permanent
12 foundation types include: a load-bearing continuous stem wall
13 underneath the entire permanent structure, slab on grade, piers
14 installed pursuant to Chapter 15-C, F.A.C., other foundation
15 systems with exposed tie-downs, or pilings, where a dwelling is
16 constructed in a flood prone area, including a floodway or velocity
17 zone, or where soils or topographic conditions necessitate the use
18 of pilings. All piers and exposed tie-downs must be screened on all
19 sides by a non-load bearing façade stem wall, which, upon
20 completion, is consistent with the height of the average of the
21 foundations of the existing dwellings in the immediate
22 neighborhood. The façade stem wall shall consist of a masonry wall
23 with a poured footer extending from ground level to the base of the
24 structure; provided, however, that dwellings located in designated
25 flood zones are exempt from this screening requirement.

26 (5) *Site Orientation of the Structure.* The dwelling
27 shall be oriented on the lot so that its long axis is parallel with
28 the street. A perpendicular or diagonal placement may be permitted
29 if there is a building addition or substantial landscaping so that
30 the narrow dimension of the dwelling as so modified and facing the
31 street is no less than fifty percent of the dwelling's long

1 dimension. If the dwelling is the first to be constructed in a
2 platted subdivision, this subsection shall not apply.

3 (6) *Exterior Steps.* Exterior steps, if any, must be
4 permanently affixed to the foundation or façade stem wall.

5 (7) *Electric Meter Box.* The electric meter box for each
6 dwelling shall be permanently affixed to the dwelling.

7 (8) *Garage.* The dwelling shall have a minimum 9' x 19'
8 attached garage, unless the residences in the immediate
9 neighborhood do not have a garage. In cases where the proposed
10 single-family home is larger in square footage than the dwellings
11 in the immediate neighborhood, and is proposed to have at least the
12 same number of projections along the front of the dwelling as the
13 average number of projections on dwellings in the immediate
14 neighborhood, an attached garage is not mandatory. For the purposes
15 of this section, attached means architecturally integrated into the
16 design of the dwelling and structurally connected or connected by a
17 breezeway, roof or other similar attachment.

18 (b) Any proposed single-family dwelling which fails to meet
19 all of the applicable criteria of (1) through (8) above must comply
20 with the requirements of ss. 656.434 through 656.435 of the Zoning
21 Code, unless exempt pursuant to section 656.432(c).

22 (c) A single-family dwelling proposed to be located in a
23 subdivision which is subject to covenants and restrictions which
24 regulate structural or exterior appearance and aesthetics and which
25 apply to all of the lots within the subdivision is deemed to be
26 similar in appearance and is therefore exempt from the requirements
27 of this section 656.432. In order to qualify for this exemption,
28 the applicant shall furnish recorded copies of both the plat and
29 the applicable covenants and restrictions at the Zoning counter
30 when the application for a building permit is filed. If the plat
31 and the applicable covenants and restrictions for the subdivision

1 are already on file with the Zoning counter, the applicant shall
2 certify that these documents are on file and shall describe the
3 proposed location of the dwelling within the subdivision in a form
4 acceptable to the Zoning Administrator.

5 **Section 656.433 Plan review requirements.** Unless the lot is
6 exempt pursuant to subsection 656.432(c) above, the following
7 information shall be provided at the Zoning counter with all
8 applications for a building permit:

9 (a) Recent actual photographs depicting all sides of the
10 dwelling, or the identical model to be used. If actual photographs
11 are not available, elevation drawings which depict the "as-built"
12 nature of the home may be provided instead;

13 (b) Exterior dimensions;

14 (c) Type of roof materials to be used;

15 (d) Pitch of roof and dimensions of roof overhang;

16 (e) Description of exterior finish;

17 (f) Foundation plan;

18 (g) Lot grading plan;

19 (h) Site plan showing the placement of the dwelling on the
20 lot; and

21 (i) Details of projections, including material and
22 dimensions.

23 **Section 656.434 Approval Procedures.**

24 (a) Applications for approval of new or newly sited single-
25 family dwellings which do not comply with the requirements of s.
26 656.432 shall be submitted to the Zoning Administrator to review
27 compatibility of exterior appearance with the immediate
28 neighborhood. In addition to such information listed above in s.
29 656.433, such application shall include all other information
30 necessary to make a determination that the dwelling is similar to

1 and compatible in exterior appearance to other single-family
2 dwellings in the immediate neighborhood.

3 (b) Within seven (7) working days of receipt of the
4 application and required supporting materials, the Zoning
5 Administrator shall make a determination as to compliance with the
6 requirements of this Subpart C and shall notify the applicant in
7 writing of such determination.

8 **Section 656.435 Criteria for determining similarity in**
9 **exterior appearance.** All proposed single-family dwellings reviewed
10 hereunder shall be compared with three out of the five residential
11 dwellings in the immediate neighborhood. For the purposes of this
12 section, if the immediate neighborhood consists of less than five
13 residential dwellings, the proposed single-family dwelling shall be
14 compared to one less than the total number of residential dwellings
15 within 350 feet of the property line of the subject property. In
16 order to be determined similar to and compatible in exterior
17 appearance to other existing single-family dwellings, the proposed
18 dwelling must:

19 (a) Meet at least one of the following criteria:

20 (1) *Lot grading:* The lot grading shall be compatible to
21 the height of the residence and height of entryway from ground
22 level in the immediate neighborhood; or

23 (2) *Roof pitch:* The roof pitch shall be within 2-12ths
24 of the pitch of the average of the roof pitches in the immediate
25 neighborhood; or

26 (3) *Roof materials:* The dwelling shall have asphalt
27 shingles, tile, slate, wood shakes, or wood shingles. Any other
28 roof material will be compared with the roof material in the
29 immediate neighborhood. If those in the immediate neighborhood
30 have utilized an alternate roof material, the roof material will be
31 considered compatible; and

1 (b) Meet all of the following criteria:

2 (1) *Permanent foundation:* The dwelling shall have a
3 load-bearing stem wall with continuous footing, a slab on grade,
4 piers installed pursuant to Chapter 15-C, F.A.C., other foundation
5 systems with exposed tie-downs, or other permanent foundation which
6 complies with the criteria of the flood regulations in flood prone
7 areas, or a foundation similar to the foundations in the immediate
8 neighborhood.

9 (2) *Projections:* The dwelling shall have at least the
10 same number of projections along the exterior façade of the wall of
11 the dwelling which faces the front yard as the average, rounded up
12 to the closest round number, of those in the immediate
13 neighborhood.

14 (3) *Site orientation of the Structure:* The dwelling
15 shall be oriented on the lot so that its long axis is parallel with
16 the street. A perpendicular or diagonal placement may be permitted
17 if there is a building addition or substantial landscaping so that
18 the narrow dimension of the dwelling as so modified and facing the
19 street is no less than fifty percent of the dwelling's long
20 dimension.

21 (4) *Minimum living area:* The dwelling shall have a
22 minimum 850 square feet of living area unless the residences in the
23 immediate neighborhood are smaller than 850 square feet.

24 **Section 656.436 Waivers, appeals.** If an application
25 submitted pursuant to Sections 656.434 and 656.435 is denied by the
26 Zoning Administrator, the applicant may appeal to the Planning
27 Commission. The Planning Commission is authorized to consider a
28 waiver from these supplementary architectural and aesthetic
29 regulations. Applications for waivers shall be in writing on the
30 form prescribed by the Commission and filed with the Department
31 together with the required number of copies and all required

1 attachments. Upon receipt of the application, the Zoning
2 Administrator shall determine whether the application is complete
3 within five working days. If it is determined that the application
4 is not complete, written notice shall be provided to the applicant
5 specifying the deficiencies. The Zoning Administrator shall take
6 no further action on the application until the deficiencies are
7 remedied. When the application is determined to be complete, all
8 fees must be paid as specified in section 656.147.

9 (a) The waiver may be granted if the Commission finds, based
10 on competent substantial evidence, that the application meets all
11 of the following criteria:

12 (1) There are practical or economic difficulties in
13 carrying out the strict letter of the regulation;

14 (2) The request is not based exclusively upon the desire
15 to reduce the cost of constructing or siting the single-family
16 dwelling;

17 (3) The proposed waiver will not substantially diminish
18 property values in, nor alter the essential character of, the area
19 surrounding the single family dwelling and will not substantially
20 interfere or injure the rights of others whose property would be
21 affected by the waiver;

22 (4) The proposed waiver will not be detrimental to the
23 public health, safety or welfare, result in additional expense, the
24 creation of nuisances or conflict with any other applicable law.

25 **Section 3.** Section 656.1601 is hereby amended to revise
26 the following definitions:

27 * * *

28 *Dwelling, one-family or single-family* means a building
29 containing only one dwelling unit. The term is not to be construed
30 as including recreational vehicles, tents, houseboats or other
31 forms of temporary or portable house. Manufactured homes and

1 modular homes which comply with the provisions of Subpart C, Part 4
2 of the Zoning Code are considered single-family dwellings. For the
3 purposes of this Zoning Code, row houses, townhouses, condominiums,
4 cooperative apartments or other form of dwelling units which are
5 not in individual detached buildings meeting all the requirements
6 of a single-family dwelling shall not be construed to be single-
7 family dwellings. A building in which a room or other portion is
8 rented to or occupied by someone other than a part of the family
9 shall not be considered to be a single-family dwelling.

10 * * *

11 *Manufactured home* means a dwelling unit fabricated in an off-
12 site manufacturing facility for installation or assembly at the
13 building site, bearing a label certifying that it is built in
14 compliance with the Federal Manufactured Housing Construction and
15 Safety Standards (24 CFR 3280) HUD Code. The terms *single-family*
16 *dwelling* shall include *manufactured homes* when placed on permanent
17 foundations.

18 * * *

19 *Mobile home* means a detached single-family dwelling unit with
20 all the following characteristics:

21 (a) Designed for long term occupancy, and containing sleeping
22 accommodations, and plumbing and electrical connections provided
23 for attachment to outside systems;

24 (b) Designed for transportation after fabrication on streets
25 or highways on its own wheels; and

26 (c) Arriving at the site where it is to be occupied as a
27 dwelling complete, including major appliances, and ready for
28 occupancy except for minor and incidental unpacking and assembly
29 operations, located on jacks or other temporary or permanent
30 foundations, and connected to utilities and the like.

31 * * *

1 **Section 4. Effective Date.** This ordinance shall become
2 effective upon signature by the Mayor or upon becoming effective
3 without the Mayor's signature.

4
5 Form Approved:

6
7 /s/ Theresa R. Matchett

8 Office of General Counsel

9 Legislation Prepared By: Theresa R. Matchett

10 8/14/02 G:\shared\LEGIS.CC\2002\Sub\2002-608-E.doc

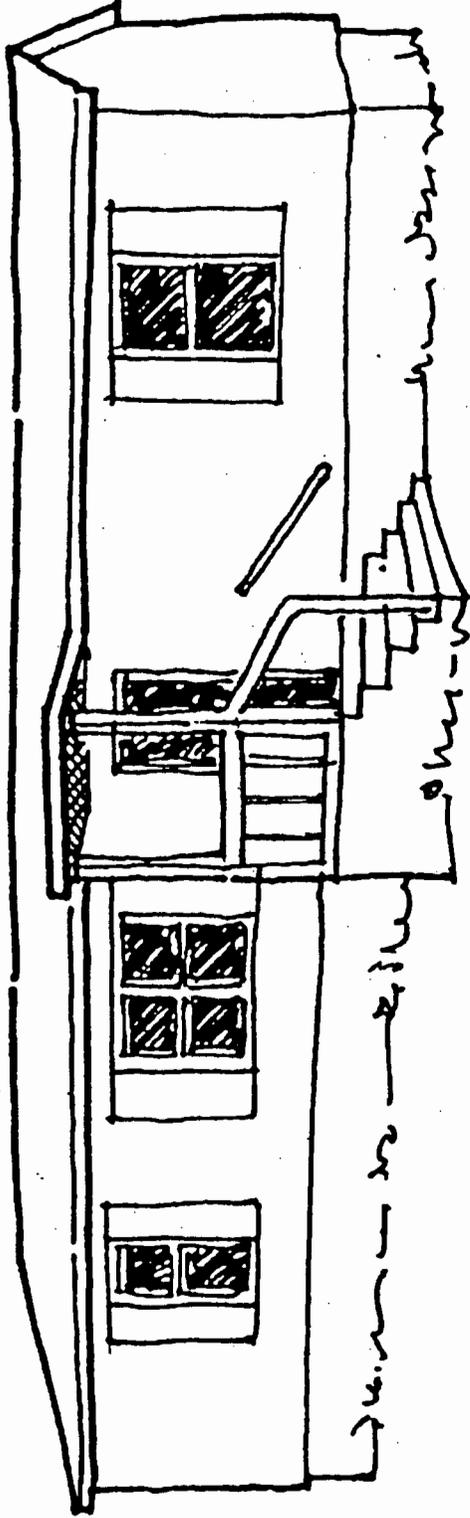


EXHIBIT "A" - LESS THAN
48 FT. FRONT YARD FACADE
3 FT. PROJECTION

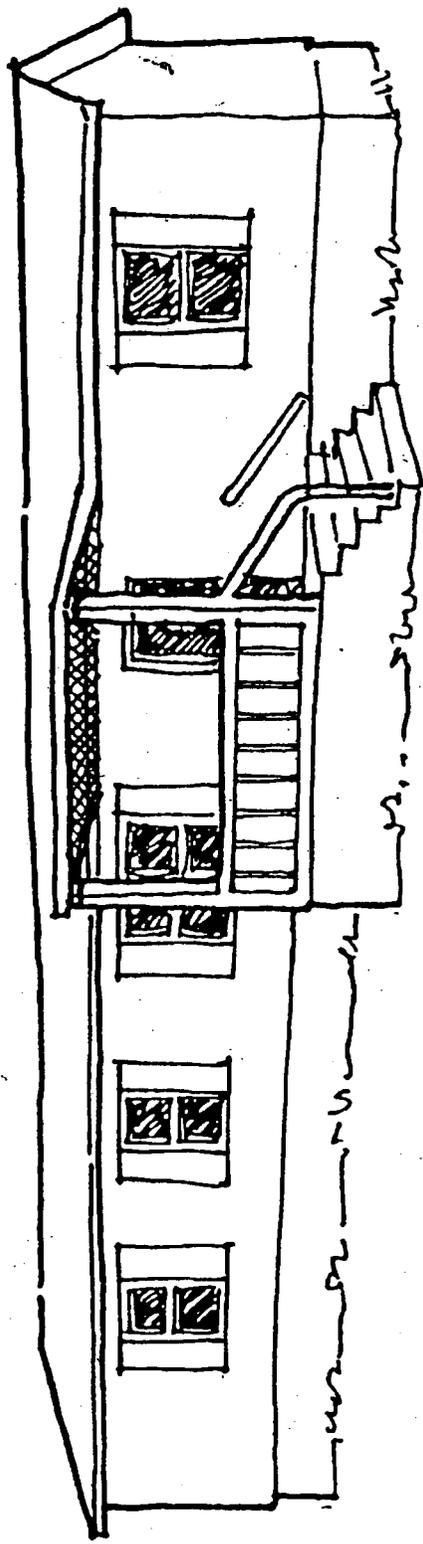


EXHIBIT "B" - GREATER THAN
48 FT. FRONT YARD FACADE
SINGLE PROJECTION.

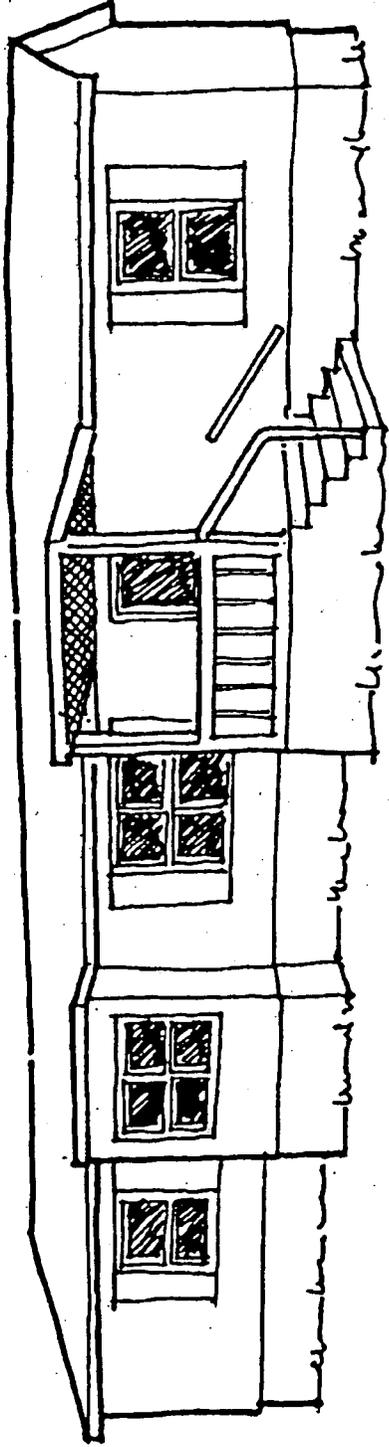


EXHIBIT "C" - GREATER THAN
48 FT. FRONT YARD FACADE
MULTIPLE PROJECTIONS

Aesthetic Regulation Ordinance Flow Chart

◆ Regulations apply to all new and newly sited single family dwellings in RLD, RMD-A, RMD-B, and PUD.

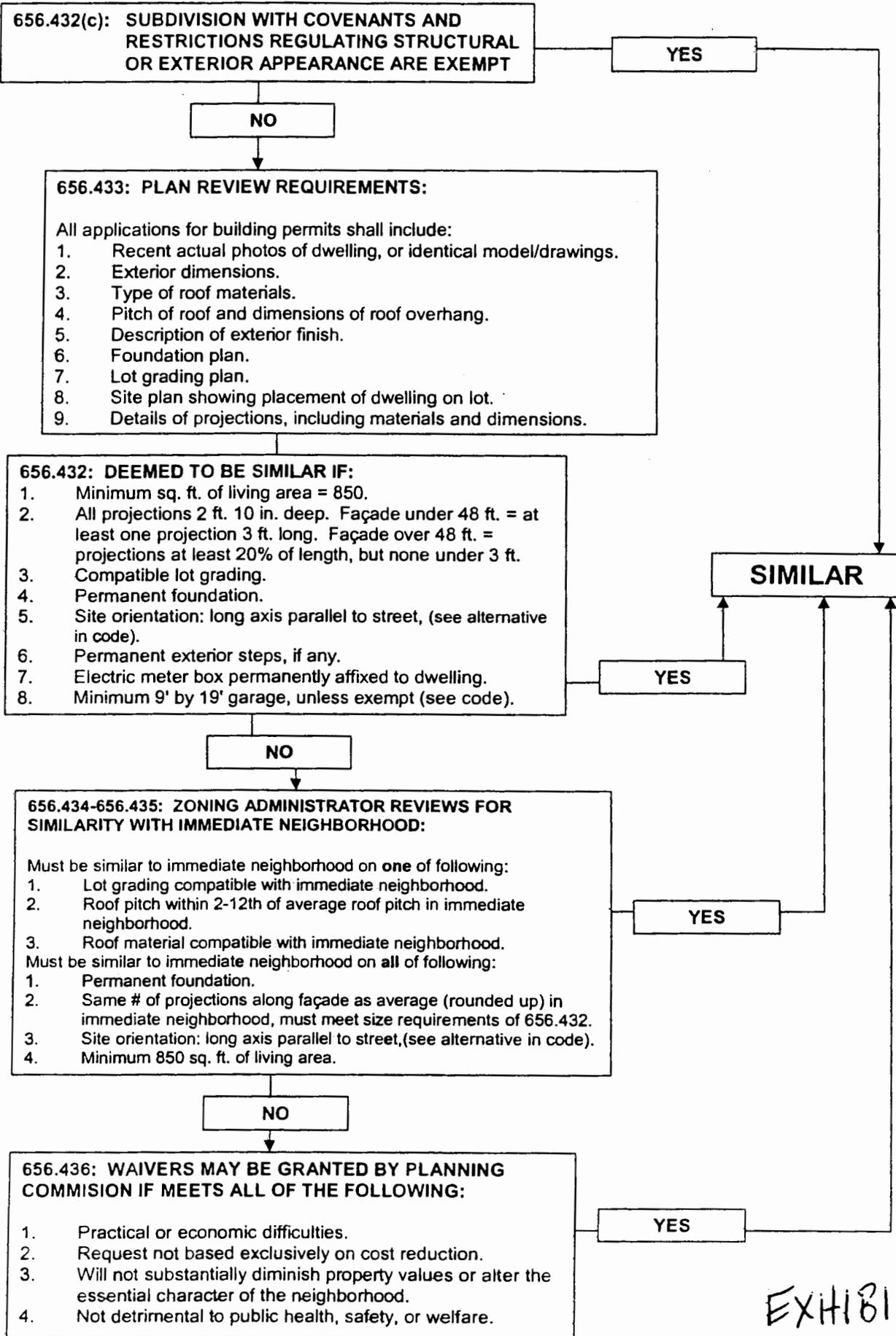


EXHIBIT "D" -

City of ...