

ORDINANCE NO. 582

AN ORDINANCE PROVIDING CONSTRUCTION STANDARDS FOR AND THE LOCATION OF MOBILE HOMES AND MANUFACTURED HOUSING WITHIN THE CITY OF TROY, MONTANA

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF TROY, MONTANA, THAT THE FOLLOWING ORDINANCE BE ADDED TO THE MUNICIPAL CODE OF THE CITY OF TROY, MONTANA:

Section 1. HUD Approved Manufactured Housing Authorized Within City Of Troy. Manufactured housing built according to construction standards established by the United States Department of Housing and Urban Development (HUD) and bearing certification to that effect is authorized to be located within the city limits.

No mobile home or manufactured housing that is not constructed pursuant to HUD standards or which does not possess a HUD certification may be moved into the city and utilized for purposes of residential housing. All currently non-compliant mobile homes and manufactured housing already located within the city limits now or at the time of annexation into the city may continue to be located within the city and utilized for residential purposes. At such time as said non-compliant mobile home or manufactured housing ceases to be utilized for residential purposes, it will no longer be allowed to be utilized for purposes of residential housing nor replaced with another non-compliant mobile home or manufactured house.

Section 2. Manufactured Housing Located Individually On Separate Independently Owned Building Sites. A manufactured house authorized by this title may be located on a separate independently owned building site either by the property owner or pursuant to a lease if the manufactured house complies with the following criteria:

1. The structure is a family dwelling unit;
2. The structure must be no more than fifteen (15) years old at the time of its location on the building site;
3. The structure is placed on a permanent foundation;
4. The outside measurements of the structure are at least 900 square feet with a minimum width of twenty (20) feet;
5. The structure has a pitched roof, at least six (6) inch dripege and siding and roofing materials that as defined by local regulations are customarily used on site built homes;
6. The structure is constructed in compliance with the applicable prevailing standards of the United States Department Of Housing And Urban Development at the time of its construction;
7. The structure has its towing tongue removed when located on the building site;
8. The structure must be connected to municipal sanitary sewer services and water services;
9. The building site shall have access to public roadways; and
10. Prior to the placement of any compliant mobile home or manufactured housing unit, the owner of the building site shall make application to the City for a manufactured home building permit.

Section 3. Mobile Homes Or Manufactured Housing Not In Compliance. Mobile homes or manufactured housing not in compliance with this ordinance shall only be allowed in those areas defined as establishments and licensed by the State of Montana pursuant to Title 50, Chapter 52.

Section 4. Severability. If any section, subsection, sentence, clause, phrase or word of this ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The Council hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause, phrase, and words thereof irrespective of the fact that any one or more

sections, subsections, sentences, clauses, phrase or words have been declared invalid or unconstitutional, then the remaining ordinance provisions will be in full force and effect.

PASSED BY THE CITY COUNCIL and approved by the Mayor of the City of Troy, Montana, this 11th day of **January, 2006.**

/s/ James C. Hammons, Mayor

ATTEST:

/s/ Sandra Johnson, City Clerk

First Reading: January 11, 2006

Second Reading: January 25, 2006