

## Sec. 16-49. - General design requirements.

- (a) Suitability of land. Land subject to flooding, improper drainage, or erosion, or that is for topographical or other reasons unsuitable for residential use shall not be platted for residential use nor for any other use that will continue or increase the danger to health, safety, or result in property destruction, unless the hazards can be and are corrected.
- (b) Building square footage. Building's square footage must be at least 75% of the square footage of the homes, on average, surrounding the proposed home site on the sides, front and rear of lot. Existing houses exceeding 150% of the average or 50% below the average shall be excluded from the calculation. A house must be at least 500 square feet.
- (c) Placement of Manufactured Homes or Mobile Homes. Manufactured Homes may be placed outside of a mobile home park if the preponderance of homes, 51% or higher, are manufactured or mobile homes within ¼ mile of the proposed home site. Furthermore, if the home site is within 1,000 feet of a site built home then the home site must be site built as well regardless of how many mobile homes are within ¼ mile radius.

Manufactured homes one mile from the shores of Lake Sinclair must meet the following requirements:

- be new manufactured homes
- be set on a permanent foundation
- comply with any local design standards that may apply to all other homes in the neighborhood in which the manufactured home is to be located; absent local design standards for a neighborhood, has exterior siding similar in appearance to siding materials commonly used on conventional site-built uniform building code single-family residences.
- be thermally equivalent to the state energy code
- Is comprised of at least two fully enclosed parallel sections each of not less than twelve feet wide by thirty-six feet long;
- Was originally constructed with and now has a composition or wood shake or shingle, coated metal, or similar roof of nominal 4:12 pitch or greater

The placement of manufactured homes outside of mobile home parks and outside one mile from the shores of Lake Sinclair, does not apply if a property owner has owned the parcel for a minimum of 5 years and has owned and resided in a mobile home in last 3 years on that parcel and will replace it with a newer model that meets Baldwin County standards and Land Use Regulations, or the parcel is a minimum of three acres.

**Sec. 16.74. - Supplementary regulations.**

- a. Manufactured home means a structure, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width or 40 body feet or more in length or, a wheeled house when erected on site, is 500 or more square feet and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities and includes the plumbing, heating, air-conditioning, and electrical systems contained therein; except that such term shall include any structure which meets all the requirements of this paragraph except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the secretary of housing and urban development and complies with the standards established under the National Manufactured Housing Construction and Safety Standards Act of 1974, 42 U.S.C. Section 5401 et seq.