

ORDINANCE NO. 10-07

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF HOLBROOK, ARIZONA, AMENDING THE CITY CODE, CHAPTER 6, PLANNING AND ZONING, BY AMENDING SECTION 6-1-3 DEFINITIONS, ESTABLISHING AN EFFECTIVE DATE; AND PROVIDING FOR REPEAL AND SEVERABILITY.

WHEREAS, the City of Holbrook desires to outline the specifications for mobile/manufactured homes to be located within the City limits of the City of Holbrook; and

WHEREAS, the City Council of the City of Holbrook wishes to establish an age limit for mobile homes and manufactured housing being moved into the City in order to protect the good order, health and general welfare of the inhabitants of the City; and

WHEREAS, said amendment is authorized by A.R.S. § 9-462.01.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF HOLBROOK, ARIZONA:

Section 1. AMENDMENT

6-1-3 Definitions:

MANUFACTURED HOUSING means a single or multi-sectional transportable dwelling larger than 400 square feet manufactured after June 15, 1976 WITHIN THE LAST TEN YEARS, to standards established by the U.S. Department of Housing and Urban Development, suitable for year-round residential occupancy and requiring the same method of water supply, waste disposal, and electrical service as a site-built dwelling. ~~No single or multi-sectional transportable dwelling manufactured before June 15, 1976, or otherwise lacking proof of HUD standard construction affixed onto dwelling shall be placed anywhere within the City limits of Holbrook. This applies to the moving of any preexisting pre-1976 manufactured dwelling within the City of Holbrook. The regulating entity for these situations shall be the City of Holbrook. However, in the case where a non-HUD approved manufactured dwelling is moved into Holbrook directly from out of Arizona, and in the case of a non-HUD approved manufactured dwelling being moved~~

~~from one Holbrook mobile home park to another Holbrook mobile home park, the State of Arizona Office of Manufactured Housing shall be the entity which will issue inspections to determine if sufficient upgrade has been done to merit issuance of a mobile home permit. For requirements to upgrade pre 1976 mobile homes to standards for habitation, please see Arizona Office of Manufactured Housing Regulation # R4-34-407.~~

MOBILE HOME Means a structure built prior to ~~June 15, 1976~~, WITHIN THE LAST TEN YEARS on a permanent chassis, capable of being transported in one or more sections and designed to be used with or without a permanent foundation as a dwelling when connected to on-site utilities except recreational vehicles and factory-built buildings and manufactured homes. Under no circumstances shall a mobile home be allowed to be used as an accessory building for storage or other purposes after the date of adoption of this ordinance.

MODULAR HOME shall mean a dwelling unit which is pre-assembled in whole or in part in a factory prior to delivery to the job site for final assembly, and which conforms to the following:

- A. Built to Uniform Building Code standards
- B. Built with exterior materials customarily used on conventional site built dwellings; e.g. wood siding, asphalt roof shingles;
- C. Minimum width of 20 feet;
- D. Constructed on a permanent foundation similar to site built dwellings; e.g. footings and stem walls or piers, in compliance with the UBC CURRENT BUILDING CODE ADOPTED BY THE CITY OF HOLBROOK.

Section 2. EFFECTIVE DATE

The effective date of this ordinance is 1 Oct., 2010.

Section 3. REPEALING CLAUSE

All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed, effective as of the date of posting hereof.

Section 4. SEVERABILITY

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

PASSED AND APPROVED by the Mayor and Council of the City of Holbrook, Arizona, this 31st day of August, 2010.



Jeff Hill, Mayor

ATTEST:



Cher Reyes, CMC, CPM, City Clerk

APPROVED AS TO FORM:



Marlene A. Pontrelli, Esq.
Mariscal, Weeks, McIntyre &
Friedlander, P.A., City Attorneys