

VILLAGE OF WEYERHAEUSER
ORDINANCE NO. 2021 - 3
ORDINANCE TO AMEND ZONING ORDINANCE 3.10 CONSERNING MOBILE HOMES

WHEREAS the Village of Weyerhaeuser deems it necessary that Section 3.10 Mobile Home Ordinance of Chapter III Zoning Ordinance be amended to include definition and criteria of manufactured homes.

1. PURPOSE

The purpose of this Ordinance is to establish standards governing the appearance of manufactured homes, allowing for a mixture of housing types on Village lots.

2. DEFINITIONS

Manufactured Home: A Manufactured Home means a structure certified and labeled as a manufactured home under 42 USC 5401 to 5406 built since June 15, 1976, that bears a seal indicating it has met the mobile home construction and safety standards of the United States Department of Housing and Urban Development (HUD Standards), is used as a permanent dwelling and is connected to the required utilities, and included the plumbing, heating, air conditioning, and electrical systems contained herein.

Mobile Home: A Mobile Home means a structure manufactured prior to June 15, 1976, having a maximum width of 12 feet, with walls of rigid, un-collapsible construction and an overall length in excess of 45 feet, is transportable in one or more sections, built on a permanent chassis and designed to be used as a dwelling when connected to the required utilities including the plumbing, heating, air conditioning and electrical systems contained herein.

3. STANDARDS

A Manufactured home shall be considered a one-family dwelling and shall meet the following conditions:

- 1) Have a permanent foundation meeting the requirements of the State of Wisconsin Uniform Dwelling Code;
- 2) The area beneath must be completely enclosed with a skirting material of a quality and strength which assures the durability of said skirting material and which does not distract from the general aesthetic quality;
- 3) Is permanently affixed to the foundation with the running gear and towing hitch removed, and have an anchor system that is totally concealed under the structure;
- 4) Cannot be used for storage; and
- 5) Is installed pursuant to a building permit.

4. PERMITS

No mobile home or manufactured home shall be placed on any property in the Village without the owner(s) first obtaining a Building Permit from the Village Clerk/Treasurer. No building permit will be

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issued for placement of a previously occupied mobile home or previously occupied manufactured home or a mobile home or manufactured home constructed more than 10 years prior to the date of the building permit application. If the previous mobile home or manufactured home is removed from the property, then a new building permit must be issued, and the manufactured home cannot be constructed more than 10 years prior to the date of the current building permit issued to the current property owner(s).

5. EFFECTIVE DATE

This ordinance shall take effect and be in force from and after passage and publication.

Approved at the monthly Village Board meeting of the Village of Weyerhaeuser, Rusk County, Wisconsin, this 14th day of April 2021.



Kristine Snyder, Village Clerk



Tom Bush, Village President