

CITY OF PARIS, STATE OF IDAHO

ORDINANCE No. 406

AN ORDINANCE REGULATING CONSTRUCTION AND PLACEMENT STANDARDS FOR MOBILE HOMES AND MANUFACTURED HOUSING WITHIN THE CITY LIMITS OF PARIS; ESTABLISHING A MISDEMEANOR PENALTY FOR VIOLATION FO THE ORDINANCE; REPEALING CONFLICTS; PROVIDING FOR SEVERABILTIY; WAIVING THE THREE READING RULE; AND IMPLEMENTING AN EFFECTIVE DATE.

WHEREAS, the unregulated allowance of construction and location of mobile homes and manufactured houses in the City of Paris has the potential to create substantial health, safety, economic and quality of life problems;

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PARIS, STATE OF IDAHO AS FOLLOWS:

Section 1: HUD Approved Manufactured Housing Authorized Within City of Paris.

A. 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.

B. 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. Mobile homes and Manufactured housing must be located within designated mobile home or manufactured home parks.

B. Exceptions: 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 drip edge and siding and roofing materials that meet a 60lb snow load and all county regulations 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.

A. 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 Idaho.

Section 4: Severability.

A. 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.

Section 5: Repeal of Conflicting laws: All ordinances or provisions that are in conflict herewith are hereby repealed.

Section 6: One half (1/2) plus one (1) of the members of the full council agree to dispense with the rule requiring the reading of this ordinance on the (3) separate occasions.

Section 7: Effective Date. That this ordinance shall be in full force and effect from and after its passage, approval, and publication according to law.

This ordinance shall be in full force and effect from and after its passage, approval, and publication according to law.

PASSED BY THE CITY COUNCIL OF THE CITY OF PARIS, IDAHO, and approved by the Mayor at a regular meeting held this 22nd day of March, 2022.

Brad Wilks, Mayor

Attest: _____
Tammy Fischer, City Clerk