

ARTICLE 21 -- FACTORY-BUILT HOUSING

(As adopted December 10, 2001 via BOS Resolution No. 101-01)

Section 2101 - Purpose:

The purpose of this Article is to accommodate the permanent placement of Manufactured Homes and residential Factory-Built Buildings as attractive and affordable alternatives to conventional site-built homes. This Article regulates the placement of Manufactured Homes, residential Factory-Built Buildings, Mobile Homes and Recreational Vehicles in all unincorporated areas of Navajo County with the exception of Manufactured Home Parks, Recreational Vehicle Parks and Manufactured Home Subdivisions (except as expressly stated in Section 2103(1) in regard to Mobile Homes).

Section 2102 - Definitions:

1. As used herein, the following terms shall be defined in accordance with A.R.S. 41-2142 and the related regulations of the State Office of Manufactured Housing, as amended from time to time:

Accessory Structure
Installation
Manufactured Home
Mobile Home
Recreational Vehicle

2. Factory-Built Building shall mean a residential Factory-Built Building as defined in A.R.S. 41-2142 and the related regulations of the State Office of Manufactured Housing, as amended from time to time.

Section 2103 - Installation.

1. A Mobile Home shall not be placed or relocated within any unincorporated area of Navajo County, including a Manufactured Home Park, Recreational Vehicle Park or Manufactured Home Subdivision, unless the Mobile Home has been certified as rehabilitated by the State Office of Manufactured Housing pursuant to regulation A.A.C. R4-34-606, as amended from time to time. A Mobile Home that has been certified as rehabilitated shall be deemed a Manufactured Home for purposes of this Ordinance.
2. The placement of Recreational Vehicles shall be governed by Article 22 (Recreational Vehicle Placement) and the provisions of this Ordinance applicable to Recreational Vehicle Parks. Recreational Vehicles shall not be used as dwellings except in accordance with Article 22, and the provisions of this Ordinance applicable to Recreational Vehicle Parks.
3. Manufactured Homes, Factory-Built Buildings, rehabilitated Mobile Homes and Accessory Structures shall be Installed pursuant to the standards adopted by the State Office of Manufactured Housing as set forth in regulations A.A.C. R4-34-201 through R4-34-706 and R4-34-801 through R4-34-805, as amended from time to

time. Navajo County enforces these regulations pursuant to a Delegation Agreement with the State Office of Manufactured Housing.

4. All Installations of Manufactured Homes, Factory-Built Buildings, rehabilitated Mobile Homes and Accessory Structures shall also comply with (1) all zoning regulations applicable to the zoning district in which they are located; (2) all applicable requirements of the Navajo County Flood Control Regulations; and (3) all applicable fire and health codes.
5. Manufactured Homes, Factory-Built Buildings and rehabilitated Mobile Homes shall be permanently connected to electric power, water supply and sewage disposal service at the time of Installation.
6. Manufactured Homes, Factory-Built Buildings and rehabilitated Mobile Homes shall have the tongue, axles, transporting lights and towing apparatus removed before occupancy.
7. All construction not within the definition of Accessory Structure, as well as all post-Installation additions, alterations or structures, shall comply with the applicable requirements of the Navajo County Building Safety Ordinance.

Section 2104 - Permits.

1. All Manufactured Homes, Factory-Built Buildings, rehabilitated Mobile Homes and Recreational Vehicles shall bear the applicable approval insignia of the State Office of Manufactured Housing in regard to the construction of the unit.
2. Permits for the Installation of Manufactured Homes, Factory-Built Buildings, rehabilitated Mobile Homes and Accessory Structures shall be issued by the Navajo County Development Services Department. Application requirements, permit fees and inspection fees shall be in accordance with the applicable regulations of the State Office of Manufactured Housing in effect at the time the application is submitted. Fees shall also be as approved by the Navajo County board of Supervisors.
3. The Development Services Department will issue an Installation Permit when the application is complete, and the proposed Installation has been determined to comply with the applicable regulations of the State Office of Manufactured Housing, the applicable zoning provisions of this Ordinance, the applicable provisions of the Navajo County Flood Control Regulations, and applicable fire and health codes.
4. When the Installation is complete and has been inspected and approved by the Planning & Building Division, a Certificate of Compliance will be issued. No Certificate of Occupancy will be issued unless a current Certificate of Compliance is in effect.
5. Post-installation additions, alterations or structures will require an application for a Building Permit in accordance with the *Navajo County Building Safety Ordinance*.