



MANUFACTURED HOMES & MODULAR HOMES

Mills County Iowa Building & Zoning Department
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WHAT IS A MANUFACTURED HOME?



MANUFACTURED HOME: A factory-built structure built under authority of 42 U.S.C. § 5403, is required by federal law to display a seal from the United States department of housing and urban development, and was constructed on or after June 15, 1976. If a manufactured home is placed in a mobile home park, the home must be titled and is subject to the mobile home square foot tax. If a manufactured home is placed outside a mobile home park, the home must be assessed and taxed as real estate.



WHAT DOES A PRE-JUNE 15, 1976 HOME LOOK LIKE?



WHAT IS A MODULAR HOME?



MODULAR HOME: (Does not include double-wide mobile homes); Any prefabricated structure of conventional construction used for dwelling purposes moved onto a site in essentially complete constructed condition, in one (1) or more parts and when completed is a single-family unit on a permanent foundation, attached to the foundation with permanent connections. Modular homes shall not be considered as portable or potentially portable structures, but rather shall be considered single-family dwellings for purposes of this Ordinance.

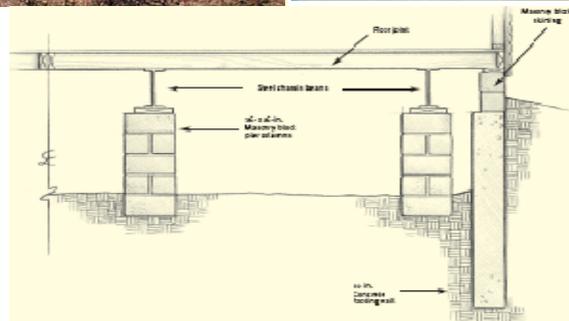
DOES ANYTHING SPECIAL HAVE TO BE DONE IN ORDER TO PLACE A MANUFACTURED HOME IN MILLS COUNTY?

A manufactured home, as well as a modular home, must be placed on a permanent foundation. This means that manufactured homes and modular homes CAN NOT have mobile home skirting. See the definition of "permanent foundation" below.

WHAT IS A PERMANENT FOUNDATION?

PERMANENT FOUNDATION: A pier footing foundation system designed and constructed to be compatible with the structure and the conditions of the site. Said foundation system shall have visual compatibility with the permanent foundation systems of the surrounding residential structures. A permanent foundation shall not under any circumstances be construed as a conventional mobile home skirting.

Here are several examples of pier footing foundation systems, along with the visual compatible permanent foundation system.



WHAT PERMITS DO I NEED TO APPLY FOR A MANUFACTURED HOME OR MODULAR HOME?

You will need to apply for a Residential Building Permit for the permanent foundation, in addition to your septic permit and well permit. Depending on the location of the property a floodplain development permit may also be required

WHAT DOES THE CODE OF IOWA SAY ABOUT MANUFACTURED AND MODULAR HOMES?

335.30 MANUFACTURED AND MODULAR HOMES.

A county shall not adopt or enforce zoning regulations or other ordinances which disallow the plans and specifications of a proposed residential structure solely because the proposed structure is a manufactured home. However, a zoning ordinance or regulation shall require that a manufactured home be located and installed according to the same standards, including but not limited to, a permanent foundation system, set-back, and minimum square footage which would apply to a site-built, single family dwelling on the same lot, and shall require that the home is assessed and taxed as a site-built dwelling. A zoning ordinance or other regulation shall not require a perimeter foundation system for a manufactured home which is incompatible with the structural design of the manufactured home structure. A county shall not require more than one permanent foundation system for a manufactured home. For purposes of this section, a permanent foundation may be a pier footing foundation system designed and constructed to be compatible with the structure and the conditions of the site. When units are located outside a manufactured home community or mobile home park, requirements may be imposed which ensure visual compatibility of the permanent foundation system with surrounding residential structures. As used in this section, "manufactured home" means a factory-built structure, which is manufactured or constructed under the authority of 42 U.S.C. § 5403 and is to be used as a place for human habitation, but which is not constructed or equipped with a permanent hitch or other device allowing it to be moved other than for the purpose of moving to a permanent site, and which does not have permanently attached to its body or frame any wheels or axles. This section shall not be construed as abrogating a recorded restrictive covenant. A county shall not adopt or enforce construction, building, or design ordinances, regulations, requirements, or restrictions which would mandate width standards greater than twenty-four feet, roof pitch, or other design standards for manufactured housing if the housing otherwise complies with 42 U.S.C. § 5403. A county shall not adopt or enforce zoning or subdivision regulations or other ordinances which mandate width standards for a single modular or manufactured home which is sited upon land otherwise zoned as agricultural land. However, this paragraph shall not prohibit a county from adopting and enforcing zoning regulations related to transportation, water, sewerage, or other land development.