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TOWN OF WEST HAMLIN

ALBEN R. DuVALL, MAYOR

Jo Anna Cardwell, Recorder

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Ordinance 12

MANUFACTURED HOUSING ORDINANCE

Definition of the ordinance:

- A. Manufactured home means any portable vehicular structure or vehicle constructed or designed so as to permit occupancy for dwelling or sleeping purposes, and which contains six hundred (600) or more square feet of living space, but not including recreational-type vehicles commonly known as RV's, campers used exclusively for recreational purposes and temporary location of home trailer or Manufactured homes as part of a commercial display in areas devoted exclusively to business or commercial use. Manufactured home included any building, vehicle or enclosure used, or intended for use, as a part of the equipment of any Manufactured home.

PERMITS REQUIRED; APPLICATION, FILINGS

Any person, corporation deeming to obtain a permit for the location of a Manufactured home shall make written application therefore on forms provided by the Town of West Hamlin, town hall.

The application shall contain the following information:

- A. The name and address of the applicant
- B. The type of permit for which application is being made by the applicant.
- C. The correct location and legal description of the land on which the Manufactured home shall be located.
- D. The name of the owner or owners of the land to be included.
- E. Such further and additional information as may be required by the town recorder to determine whether the proposed Manufactured home will comply with the requirements of this article.

FLOOD PLAIN REGULATIONS

All flood plain regulations for the municipality of the town of West Hamlin must be considered in the application process. No permit will be granted for lots that are in the flood zone.

INVESTIGATION AND APPROVAL OF APPLICATIONS

All applications for a Manufactured home permit shall be investigated by the designated town councilmen, as well as by such other inspector or inspectors as designated by the town council. Inspectors shall make a report of their findings in writing to the office of the town recorder, who shall transmit the same to council at its next regularly scheduled meeting. Upon approval of an application for a permit, the applicant shall be notified, in writing, by the town recorder that such application has been approved. If the provisions of this article have not been met by the application within sixty (60) days from the date of approval, the permit shall be revoked.

PENALTY FOR NON COMPLIANCE

Any persons, firm, or corporation who violates any provision of these regulations and who refuses to comply with any lawful order of the municipality demanding compliance with the terms of this section shall be subject to a fine of Fifty (\$50.00) dollars for each day of such noncompliance.

REQUIREMENTS FOR MANUFACTURED HOMES

- A. Manufactured homes shall have a minimum of six hundred (600) square feet of interior living space.
- B. The lot on which any Manufactured home is located shall be separate from any other dwelling lot and there shall be no other dwelling on the same lot with such Manufactured home. A double lot must meet square footage requirements setbacks for each lot.
- C. Any lot on which a Manufactured home is located shall be no less than 4500 square feet in the area.
- D. No Manufactured home shall sit closer to the front property line of the lot on which it is located more than twenty-five (25) feet or greater if need to conform with subsection (E) hereof other factors may be considered.
- E. No Manufactured home and/or attachments shall sit closer than ten feet to the side of rear property lines of the lot on which it is located.
- F. All Manufactured homes shall be served by permanently installed utility services for water, electricity and sanitary sewage disposal. Each lot for a Manufactured home service shall have an approved tap to the main public sewer of the Municipality. No Manufactured home shall be placed on any lot prior to the installation of an approved sewer tap serving each such lot. When installed all taps shall be left open until inspected and approved by the water company. A sewer tap permit shall be obtained for each such tap.
- G. All Manufactured homes shall have permanent foundations of stone, brick or masonry blocks, on poured footers, and shall be properly supported, anchored to foundation and underpinned with metal, masonry, fiberglass or other fire proof materials. This shall be completed within sixty (60) days from the time the Manufactured home is setup.
- H. Each Manufactured home shall have direct ingress and egress to and from a street or streets within the Municipality.
- I. All applications for a permit for a Manufactured home shall be submitted to the town recorder and forwarded to council with any recommendations. A Twenty Five (\$25.00) dollar fee will be charged for a permit at the time the permit is requested.

- J. Any Manufactured home shall be no more than five (5) years old with the exception of the currently existing Manufactured homes which shall be grandfathered in, but when one is moved out and replaced this rule applies.

The first reading of this ordinance was held on November 5, 2007

The second reading and adoption of this ordinance was held on December 3, 2007

ALBEN R. DuVALL, MAYOR

ATTEST:

(SEAL)

JO ANNA CARDWELL, RECORDER

May 1, 2009—Motion to amend age of home from 5 years to 8-10 years and to exempt Gores Trailer Park, Bates Trailer Park and Scott Hutchison's Trailer Park.