

**CITY OF ELOY  
ENGINEERING DEPARTMENT**

**REQUIREMENTS FOR THE INSTALLATION OF  
MANUFACTURED AND MOBILE HOMES**

**A. Administrative Requirements**

- 1) Proof of Ownership for the land and the manufactured home. If in a park, proof of space rental.
- 2) Legal description of the property.
- 3) Site-plan showing setbacks, all utilities driveway location and parking area.
- 4) Contractor's information:
  - A. Name
  - B. Address
  - C. Phone number, including area code
  - D. License Number
  - E. Sales Tax Number
- 5) Septic tank permits will not be issued by Pinal County unless you have a valid building permit from the City of Eloy.
- 6) Utilities will not be activated until all required deposits and fees have been paid and a "Certificate of Occupancy" has been signed by the building official.

**B. Installation Requirements**

All mobile and manufactured homes shall be installed in strict accordance with the "State of Arizona Department of Building and Fire Safety standards," and the "Suggested Methods of Complying with the Mobile/Manufactured Home Installations Standards," seventh edition, with the following amendments and additions.

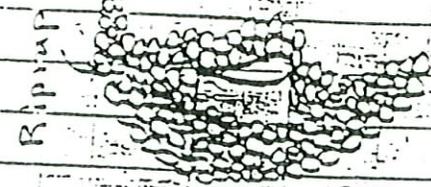
- (1) Lot shall be graded so surface water drains away from the structures. Sufficient drainage shall be provided to prevent soil saturation near structures.
- (2) Four (4) inches of ABC gravel fill material shall be placed at the building location to provide a firm surface for supports.
- (3) All fill within six (6) feet of buildings must be compacted to prevent foundation displacement.
- (4) For the purpose of foundation design, assume soil bearing of 1000 psi or provide engineer's soil report to the building official.
- (5) Installer must use materials and methods that comply with UBC, UMC, UPC, NEC and HUD standards.
- (6) Metal supports must be certified to withstand 1,500 lbs. downward pressure.
- (7) Footings must be placed to provide even distribution of loads.
- (8) Piers may have 11 ½-inch bases and be installed on 144 sq. inch footing on 6-inch center spacing for pre-1984 mobile homes.
- (9) Mobile homes manufactured after January 1, 1984, must use 256 sq. inch footing if 6-foot spacing is provided. If spacing is reduced to 3 ½-feet, 144 sq. inch footings shall be used.
- (10) Footing material shall be either 3-inch thick pre-cast 4000 lb. concrete pads or hard plastic pads able to withstand a vertical concentrated load of 15,000 lbs. No wood pads shall be installed.
- (11) Stack no more than 2 equal sized concrete pads or 2 plastic pads. Plastic pads must have an interlocking system when stacked.
- (12) Maximum load for each pier shall be 8,000 lbs.

- (13) Supports must not exceed 36-inches in height or less than 12-inches in height for more than 25% of supports on any one beam.
- (14) The bottom of the floor joists must be a minimum of 18-inches above soil.
- (15) Locate supports within 6-feet of each other and within 2-feet of each end of the main beams.
- (16) Stagger flanges on top of supports so that every other flange is on the opposite side of the beam.
- (17) Wedges must be 2-inch by 4-inch and two wedges must be used on each support.
- (18) Drive wedges tightly so that overlap does not fill more than 1-inch of supports.
- (19) Units must be anchored using "Earth Auger" type supports. Earth Augers shall be a minimum of 34-inches long and be equipped with stabilizers.
- (20) Anchors shall be spaced according to "Arizona Manufactured Housing Standards."
- (21) For ground set installations, the bottom of the perimeter rim joist must be a minimum of 6-inches above finish grade.
- (22) Permanent foundations for manufactured homes shall be installed according to the manufacturers requirements or shall be certified by engineer's sealed plans.
- (23) All electrical work shall be in accordance with the NEC.
- (24) Electrical conduit shall have a flexible section at the trailer at least 18-inches long, but not over 36-inches long. Flexible conduit shall be at least 6-inches above ground level.

- (25) Electric connection from the pedestal to the mobile home shall be made with rigid conduit buried at least 18-inches deep. Wire sizes shall be in accordance with the Table shown in article 310 of the NEC.
- (26) Water and sewer shall conform to the requirements of the UBC.
- (27) Gas installations shall be made of iron pipe (plastic coated below grade) with malleable iron fittings (wrapped with plastic tape below grade) and all work must be in accordance with the UPC.
- (28) Gas pipe test shall be conducted with all valves in the open position and all flexes capped off. Test shall be a minimum of 3-psi air for 15 minutes with no leakage. Pressure shall be measured with a nanometer, slope gauge or a gauge having 1/10-pound increments. Flexible connectors shall not be more than 6-feet long. Flex connector is not required for permanent foundation systems.
- (29) Skirting for ground installations shall be either pressure treated plywood or concrete block. Skirting must have screened ventilation opening on each end of each unit and one vent on each unit must be at least 18-inch by 24-inch for access to the crawl space, location of the vents is optional, but cross ventilation is required. There shall be a minimum of 1 sq. foot of vent area for every 150 sq. feet of floor space. Plywood skirting shall be installed as shown on the attached drawing.
- (30) All blocking, tie downs and utilities (water, sewer, gas and electric) shall remain exposed until inspected and accepted by the building official.
- (31) All trenches shall be backfilled with clean fill and compacted thoroughly to finish grade.
- (32) Where required a (12) twelve-inch diameter culvert shall be installed in accordance with the attached drawing.
- (33) There shall be at least (2) two-inches of gravel spread on driveway and parking areas.
- (34) Approved ventilated skirting shall be installed.

- (35) House numbers at least (3) three-inches high of an easily visible color shall be installed on the street side of the building.
  
- (36) Water intensive landscaping shall be limited to not more than (10%) ten percent of the landscapable area of the property.

Upon successful completion of all the above requirements, the building official will issue the "Occupancy Certificate." At that time, the electrical and water services will be approved for activation.



12"  $\phi$  pipe

Riprap

A

A

Top of Riprap

"layer" (ABC)

Bottom of Ditch

SECTION A-A

\* USE 12"  $\phi$  CORRUGATED PIPE (MIN)

City of Elroy  
Culvert Installation

Dec. 1998

Permitted uses in a MH manufactured home overlay zoning district shall be only the following uses:

- A. Permitted uses by right within the underlying medium density residential zoning districts (R1-8 and R1-6).
- B. Approved manufactured homes.
- C. Approved manufactured land lease developments. (Ord. 04-569, 6-7-2004)

### **21-130: GENERAL PROVISIONS (MH):**

- A. A minimum of ten (10) acres shall be required to establish the manufactured home overlay zoning district for a manufactured home subdivision with individual lot sales.
- B. A minimum of fifteen (15) acres shall be required to establish the manufactured home overlay zoning district for a land lease (park) development.
- C. A variety of densities are possible depending upon the residential base zone to which the overlay zone is applied.
- D. The manufactured home overlay zoning district is an overlay zone and may be combined only with the underlying medium density residential zoning districts (R1-8 and R1-6). The provisions of the underlying zoning district shall govern the density, area, building and yard regulations. Compliance with all other provisions of this chapter shall likewise be required.
- E. Manufactured homes shall meet the most current HUD code standards, all regulations of the office of manufactured housing, as well as compliance with all the provisions outlined in subsection 21-133A of this division.
- F. The manufactured home shall not be more than three (3) years old prior to the date of application for building/installation permit.
- G. Compliance with all other provisions of this chapter such as, but not limited to, the general provisions, parking regulations, signage, outdoor lighting, shall be required. (Ord. 04-569, 6-7-2004)

### **21-131: SUBMITTAL REQUIREMENTS (MH):**

- A. A property owner seeking to develop a manufactured home subdivision or a land lease (park) development shall submit those materials outlined in subsection 21-32E of this chapter or section 15-37 of this code, whichever is applicable.
- B. The property owner seeking to place a manufactured home on an individual lot or in a space within a manufactured home land lease development shall be required to obtain a building permit prior to the installation of the manufactured home. Prior to submitting the building permit application to the building department the owner shall submit the following materials to the zoning administrator for review and approval:

1. Site plan.
2. Elevations or color photographs of all sides of the structure.
3. Roof slope (expressed in a ratio horizontal to vertical feet) and roofing material description.
4. Description of any proposed additions or alterations including photographs where possible.
5. Description of the exterior finish including materials and colors. (Ord. 04-569, 6-7-2004)

### **21-132: REVIEW CRITERIA (MH):**

- A. In order for a manufactured home to be placed on an individual lot where the "manufactured home overlay zone" has been approved or within an approved manufactured home land lease development the manufactured home shall be reviewed for compliance with the following criteria:
1. The residence should be situated on the lot in a compatible manner with surrounding residences through location of windows, doors, front porches, other architectural features, or landscaping.
  2. The structure is in compliance with all of the design standards outlined in subsection 21-133A of this division.
  3. The structure shall meet the most current HUD code standards, is certified under the national manufactured housing construction and safety standards act of 1974 and the laws of the state of Arizona and is in good physical condition structurally and cosmetically.
  4. The structure was constructed not more than three (3) years prior to date of application for building/installation permit.
- B. If the manufactured home is to be placed on a space within a land lease development it shall be in compliance with the specific design standards approved by the city council for that development.
- C. If the zoning administrator determines that any one of the four (4) criteria stated in subsection A of this section has not been met, the application will be referred to the board of adjustment for final review with written notice of why the application failed to meet the required criteria.
- D. The board of adjustment shall consider the manufactured home application and the zoning administrators report. If satisfied that all of the criteria have been met, the board may approve the application. If the board finds that any one of the stated criteria have not been met, the board may recommend that the application be denied. (Ord. 04-569, 6-7-2004)

### **21-133: DESIGN STANDARDS (MH):**

- A. **Manufactured Homes:** The manufactured homes within an overlay zone, whether an individual lot (subdivision) or a land lease development, shall be designed and situated to assure similarity in exterior appearance and in keeping with the architectural character of the neighboring site built dwellings and the character of the surrounding neighborhood in general. More specifically the following provisions shall apply:
1. **Minimum Width:** The minimum width of the main portion of the structure shall be twenty four feet (24'), exclusive of any garage or carport area, as measured across the narrowest portion.
  2. **Grading:** Unless the topography of a particular lot precludes it, the manufactured home shall be installed no higher from grade than eighteen inches (18") (from ground to frame) on the highest side; and not less than twelve inches (12") on the low side. The building official is authorized to approve minor deviations from the height requirement after inspection of the property to determine such deviation is necessary because of lot conformity.
  3. **Foundations:** The manufactured home shall be ground set and placed on an excavated foundation with permanent foundation wall so that the home appears to have a foundation wall similar in appearance and kind to conventional site built homes.
  4. **Exterior Siding:** Exterior siding shall be made of nonreflective and nonmetallic materials. Acceptable siding materials include: vinyl, wood, stucco, brick, stone, or other masonry materials or any combination of these materials. The use of "T1-11" siding (rough sawn plywood siding with vertical grooves at 4 inch or 8 inch O.C.) or similar material shall be prohibited.
  5. **Roof Structure And Materials:** All roof structures shall be sloped and provide an eaves projection of no less than six inches (6") and no greater than thirty inches (30"). Unfinished galvanized steel, unfinished aluminum, wood shake shingles, or fiberglass/asphalt shingles less than three hundred twenty five (325) pounds/one hundred (100) square foot shall not be permitted.
  6. **Mechanical Equipment:** All manufactured home running gear, tongues, axles, and wheels must be removed at the time of installation. Mechanical equipment such as electrical meter, coolers and air conditioning units, service components, and similar devices, whether ground level or wall mounted shall be screened and designed to appear as an integral part of the building. Vegetative material may be used as a screening device if the plant material used is of a variety and size to sufficiently screen the equipment.
  7. **Garage Or Carports:** The manufactured home shall have a garage or carport, the design and materials of which shall be compatible with the main structure.
  8. **Accessory Structures:** If a front porch, deck or veranda is provided, it shall be covered or under roof. Uncovered porches, decks, or verandas are permitted on the side and rear of the home, provided they meet the setback requirements of this chapter.
  9. **Anchor Ties:** The structure shall be anchored to the ground, in accordance with approved manufactured home installation standards for high wind areas.

10. Additions: All additions and alterations shall be in compliance with the international building code (IBC) as adopted by the city or in compliance with the most current HUD code standards and the housing manufacturer's specifications.

B. Subdivision Design:

1. Shall be processed in accordance with the Eloy subdivision ordinance.
2. Shall be in compliance with the design standards of the Eloy subdivision ordinance.
3. All units subsequently placed on the individual lots shall comply with all the provisions outlined in subsection A of this section as well as those of the underlying zoning district.

C. Land Lease Design: The manufactured home land lease development (park) shall comply with the following design elements in addition to the requirements imposed by the underlying zoning district:

1. Space Size: Each manufactured home space shall comply with the area requirements of the underlying zoning district.
2. Setbacks: Each manufactured home space shall comply with the setback requirements of the underlying zoning district.
3. Open Space: Each manufactured home (land lease development) shall provide at least ten percent (10%) of the net area for open space. Such open space areas may include active recreational areas such as community buildings, swimming pools, play areas or passive park space. Recreation or community buildings shall be of conventional construction.
4. Prohibitions: A recreational vehicle may not be used as a residential dwelling.
5. Utilities And Streets:
  - a. Location: All utilities within a manufactured home land lease development shall be located underground.
  - b. Water: Connection to the water system serving the city of Eloy and installation of fire hydrants meeting the standards of the city of Eloy are required.
  - c. Sewer: Connection to the public sewer system serving the city of Eloy is required.
  - d. Spaces: Each space shall be equipped with electricity, potable water, and wastewater disposal facilities.
  - e. Streets: Each development shall be improved with paved private streets built to the specifications of the city of Eloy.
  - f. Sidewalks: Each development shall be improved with sidewalks built to the specifications of the city of Eloy.

g. Access: No manufactured home space shall have direct vehicular access to a public street or private street outside of the development.

6. Site Design:

a. A solid decorative masonry wall, six feet (6') in height shall be required on the perimeter of the park.

b. Trash and refuse collection locations shall be screened with a six foot (6') decorative masonry wall. Trash and refuse areas shall be located such that they conveniently serve the residents of the park and cannot be viewed from a public street.

c. Landscaping of the adjacent public rights of way shall be required as part of any development and shall consist of drought tolerant indigenous plant materials. A minimum of one tree and three (3) shrubs and/or organic ground cover shall be required every thirty (30) linear feet of street frontage.

D. Deviation From Standards: The zoning administrator may approve deviations from one or more of the developmental or architectural standards provided herein on the basis of finding that the materials to be utilized or the architectural style proposed for the dwelling would be compatible and harmonious with existing structures in the vicinity. (Ord. 04-569, 6-7-2004)

**21-134: EXCEPTION (MH):**

This overlay district shall not prohibit the continued occupancy of a noncertified mobile home or manufactured home, located and occupied as a private residence, within the city at the time of adoption of this chapter that may not be in compliance with the design standards of this article. Existing mobile homes or manufactured homes that are not in compliance with the design standards of this article at the time of its adoption shall be brought into compliance as additions or alterations to the structures are requested as may be required by the provisions of this chapter on nonconforming structures. The existing mobile home or manufactured home may be replaced in its entirety only with a manufactured home that is in compliance with all of the design standards and other provisions of this chapter. (Ord. 04-569, 6-7-2004)

**21-135 - 21-139: RESERVED:**

**DIVISION 4. AIRPORT (AP)**

**21-140: PURPOSE (AP):**

A. The purpose of this airport overlay district is to recognize the impacts and hazards associated with the operation of public and private airports. It is the intent of this overlay to promote the public health and safety in the vicinity of the Eloy airport by minimizing exposure to crash hazards and high noise levels generated by airport operations and to encourage future development which is compatible with the continued operations of the airport.

B. The district shall be in addition to, and shall overlay, all other zoning districts where it is