

AN ORDINANCE ESTABLISHING DESIGN STANDARDS FOR
MOBILE HOMES AND MANUFACTURED HOMES

BE IT ORDAINED by the Mayor and Board of Aldermen of the City of Batesville,
Mississippi, that:

Section 1. Definitions.

In this Ordinance, the following words and phrases have the following meanings:

“Manufactured home” shall have the same meaning as manufactured home in Section 75-49-3(a) of the Mississippi Code of 1972, and all amendments thereto.

“Mobile home” (b) shall have the same meaning as mobile home in Section 75-49-3 of the Mississippi Code of 1972, and all amendments thereto.

“Person” means natural persons, corporations, partnerships, limited liability companies, limited partnerships, professional corporations, and all similar situated entities.

“Owner” means any person with any interest in real estate including but not limited to the fee simple interest, life estate, leasehold interest.

“Install” means to place a structure on a lot, or to set up a structure to a lot, or to deliver a structure to a lot. Any person participating in such action shall be deemed to have installed the structure.

“Lot” means land located in the City of Batesville, Mississippi.

“Structure” means manufactured home and/or mobile home.

Section 2. Design Standard Requirements.

No person shall install a structure on any lot unless the structure and the installation comply with all ordinances of the City of Batesville, Mississippi, including but not limited to subdivision ordinances and the Batesville Zoning Ordinance. No person shall install a structure

on a lot unless the structure meets the following design standards:

1. The minimum roof pitch of the structure shall be ~~6/12~~ $3/12$
2. The structure's roof shall be surfaced with composition asphalt shingles or standing seam metal.
3. The structure's siding material shall be masonry, clapboard, or simulated clapboard in design. All siding shall run horizontally. In no case shall metal or metallic materials be used as primary siding. Aluminum siding may be used when covering primary siding but its design shall be as stated in this item.
4. Structures be underpinned with professionally installed masonry material.
5. There shall be a minimum overhang of six (6) inches at all eaves on the structure.
6. The structure shall be not less than twenty-four (24) feet wide and no longer than sixty-five (65) feet in length.
7. The front porches, garages or carports of the structure shall be of the same construction materials as the structure and shall be sloped no less than $3/12$.
8. Structures shall be oriented on the lot so that the front of the structure is facing the adjacent public street that is used for the addressing street.

Section 3. Lot Size.

No person shall install a structure on a lot that is not zoned M-1 under the Batesville Zoning Ordinance, or is less than ten thousand (10,000) square feet, or has a minimum width of less than eighty (80) feet.

Section 4. Penalties.

Any person who violates a provision of this ordinance shall be guilty of a misdemeanor and upon conviction, pleading guilty or nolo contendere, shall be fined Five Hundred Dollars (\$500.00) for the first offense, Seven Hundred Fifty Dollars (\$750.00) for the second offense, and One Thousand Dollars (\$1,000.00) for the third offense. Each calendar day or any part thereof that any person is in violation of this ordinance shall constitute a separate offense and any penalty for such violation shall be assessed accordingly.

Section 5. Public Nuisance.

Any structure installed on a lot that does not comply with this ordinance shall constitute and be a public nuisance.

Section 6. Waivers.

The Mayor and Board of Aldermen shall have the right, in their sole discretion, to grant a waiver of one (1) or more of the requirements of this ordinance provided that an application for such waiver shall be applied for and granted prior to the structure being installed on the lot. Once the structure is installed on the lot it shall not be eligible for a waiver. A waiver shall not be granted until the Mayor and Board hold a public hearing in the same manner and time as it holds public hearings under the Batesville Zoning Ordinance. The fees that the applicant must pay in order for there to be a public hearing shall be the same fees as are required under the Batesville Zoning Ordinance for a public hearing.

ORDAINED, APPROVED, AND ADOPTED at a regular meeting of the Mayor and Board of Aldermen on this the 20th day of December, 2011.