

ORDINANCE NO. 97-1

BILL NO. 97-1

**AN ORDINANCE PERMITTING  
RESIDENTIAL - DESIGN MANUFACTURED  
HOMES WHEREVER ONE FAMILY  
DWELLINGS ARE PERMITTED.**

**WHEREAS**, the Village of Saginaw desires to permit the use of residential design manufactured homes subject to certain architectural and aesthetic standards wherever one family dwellings are permitted.

**NOW, THEREFORE, BE IT ORDAINED** BY THE BOARD OF TRUSTEES OF SAGINAW, MISSOURI, AS FOLLOWS:

**SECTION 1:** On and after April 1, 1997, residential design manufactured homes, as defined in Section 2 of this Ordinance, shall be permitted wherever one family dwellings are permitted, subject to the following architectural and aesthetic standards:

- a. The roof must be double-pitched and have a minimum vertical rise of 4 feet for each 12 feet of horizontal run, and covered with material that is residential in appearance, including, but not limited to, approved wood, asphalt composition shingles or fiberglass, but excluding corrugated aluminum, corrugated fiberglass, or metal roof.
- b. Exterior siding cannot have a high-gloss finish, and must be residential in appearance, including, but not limited to, clapboards, simulated clapboards such as conventional vinyl or metal siding, wood shingles, shakes, or similar material, but excluding smooth, ribbed, or corrugated metal or plastic panels.
- c. The home shall be permanently supported and attached to its foundation. A masonry wall shall enclose the crawl area (space between the ground and sub-floor) around the entire perimeter of the home and with the necessary openings for ventilation and access.
- d. All manufactured home running gear, tongues, axles, and wheels must be removed at the time of installation of the home on the lot.
- e. The unit must be oriented on the lot so that its long axis is parallel with the street. A perpendicular or diagonal placement may be permitted if there is a building addition or substantial landscaping so that the narrow dimension of the unit, as so modified and facing the street, is no less than 50 percent of the unit's long dimension.
- f. The lot must be landscaped to ensure compatibility with surrounding properties.

- g. The home must be at least 22 feet by 50 feet, not including overhang.
- h. All fuel supply systems shall be constructed and installed within the foundation wall or underground within all applicable building and safety codes.
- i. Where a garage or carport is required, the external material and roofing of the garage or carport must be the same as that of the dwelling unit.

**SECTION 2:** For the purposes of this Ordinance, the term "Residential-design manufactured home" shall have the following meaning:

A manufactured home on permanent foundation which has minimum dimensions of twenty-two (22) feet in width and fifty (50) feet in length, a pitched roof, siding and roofing materials which are customarily used on site-built homes, and which complies with the standards specified in Section 1 of this Ordinance or those architectural or aesthetic standards as may be varied by the Planning and Zoning Commission. A residential-design manufactured home shall be considered a single-family dwelling.


**SECTION 3:** This Ordinance shall become effective immediately upon its passage by the Board of Trustees.


APPROVED after final passage, this 18 day of March, 1997.


  
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CHAIRMAN


ATTEST:

  
\_\_\_\_\_  
VILLAGE CLERK

  
Salen Edwards - yes

  
Shu Oly - yes

  
Cary Blinger

  
Fred R. Burke