

Marshall County Zoning

Mobile Homes Fact Sheet

Mobile homes are permitted in a Mobile Home Park or a Mobile Home Subdivision with a Building Permit.

A mobile home installed on a permanent foundation shall be defined and regulated as a single family dwelling, not a mobile home. Such a dwelling is allowed in Agricultural, R-1 and R-2 Residential Districts with a building permit. Permanent Foundation as defined in the Marshall County Zoning Ordinance - "A permanent foundation is a continuous perimeter foundation of material such as mortared concrete block, mortared brick, or concrete that extends into the ground below the established frost depth and to which the home is secured. The permanent foundation shall extend to the frame of the structure and the frame shall be secured to the foundation with bolts."

A mobile home is allowed only for temporary use in Agricultural and R-1 Residential Districts. The temporary use may be granted on an annual basis with a Special Use Permit. Applications for renewal of mobile home special use permits are required by November 15th of each year. Review and renewal of the special use permits will be completed in January of each year. The cost for this use is the special use fee, i.e. \$250 per year. Owners of mobile homes who fail to maintain the special use permit authorization will be required to remove the mobile home.

The temporary use of mobile homes will be granted in only three circumstances – hardship of a blood relative, agricultural worker temporary housing, or a property owner who is the process of building a permanent home to be complete within two years. A relative shall be in the standing relation of son, daughter, son-in-law, daughter-in-law, aunt, uncle, niece, nephew, father, mother, brother, sister, grandchild, grandparent of said property owner or the owner's spouse.

A special use permit for mobile homes will only be issued to the owner of the property on which it is proposed to be placed.

A mobile home which does not comply with the regulations effective on September 6, 2007, may not be replaced, unless the property owner complies with all requirements effective on the proposed replacement date.

The continued use of a non-conforming mobile home occupied on effective date of the amendments, is granted only to the owner of the property on that date. When the property is transferred to any other person, the new owner has 90 days to initiate the permit procedures effective on September 6, 2007, or as later amended.

A mobile home which is non-conforming as of September 6, 2007, and becomes vacant for more than 90 days, shall be removed from the property within the subsequent 90 days.

Mobile homes will only be approved for human habitation.