

TITLE XV: LAND USAGE

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CHAPTER 152: MANUFACTURED HOUSING REGULATIONS

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§ 152.01 DEFINITIONS.

The following definitions apply to all factory-built homes designed to be transported and set up on property.

MOBILE HOME. As used in the Manufactured Housing and Zoning Act (§ 3-21 A-1 NMSA 1978), a movable or portable housing structure larger than 40 feet in body length, eight feet in width or 11 feet in overall height, designed for and occupied by no more than one family for living and sleeping purposes, that is not constructed to the standards of the United States Department of Housing and Urban Development, the National Manufactured Housing Construction and Safety Standards Act of 1974, and the Housing and Urban Development Zone Code 2 or International Building Code, as amended, to the date of the unit's construction, or built to the standards of any municipal building code. The term **MOBILE HOMES** describes factory-built homes built prior to the June 1976 HUD Code enactment.

MANUFACTURED HOMES.

(1) **MULTI-SECTION MANUFACTURED HOME.** As used in the Manufactured Housing and Zoning Act (§ 3-21 A-1 NMSA 1978), a manufactured home or modular home that is a single-family dwelling, with a heated area of at least

36 by 24 feet and at least 864 square feet, and constructed in a factory to the standards of the United States Department of Housing and Urban Development, the National Manufactured Housing Construction and Safety Standards Act of 1974, and the Housing and Urban Development Zone Code 2 or the International Building Code, as amended, to the date of the unit's construction, and installed consistent with the New Mexico Manufactured Housing Act, and with the rules made pursuant thereto relating to permanent foundations.

(2) **SINGLE - SECTION MANUFACTURED HOME.** A manufactured home larger than 40 feet in length, eight feet in width or 11 feet for overall height, and constructed in a factory to the same standards as the multi-section manufactured home.

(1988 Code, § 9-9-1) (Ord. 2008-05, passed 11-24-2008)

§ 152.02 RESTRICTIONS.

(A) It shall be unlawful to own, possess, maintain, keep, reside in or use any manufactured home within the City limits except in compliance with the provisions of this chapter.

(B) It shall be unlawful for any manufactured home to be moved inside the City limits without first securing a permit for that purpose from the Planning and Zoning Office, and complying with all applicable laws and regulations for the moving and setting up of manufactured homes. The fee for this permit shall be \$25. A placement permit will not be issued without a site plan.

(C) No recreational vehicle, travel or vacation trailer on the same lot with the manufactured home may be used for living purposes.

(D) No manufactured home without a complete and finished exterior appearance shall be placed on a lot.

(E) The bottom of the exterior edge of all manufactured homes shall be skirted with masonry, metal, brick, block or other durable materials so that its undercarriage is completely hidden from view. All skirting must be painted, if applicable, and installed in a workmanship-like manner. Owners of manufactured homes will have 90 days from the amendment of this chapter, or from placing the manufactured home on the lot, to comply with the provisions of this section.

(F) All hitches must be removed or hidden.

(G) There shall not be erected or placed on any one lot more than one manufactured home, together with necessary appurtenant building and garages customarily used in connection therewith.

(I) Off-street parking shall be provided for at least two automobiles for each lot.

(J) All manufactured homes shall have a blocking permit issued to a contractor licensed by the State of New Mexico. All utility hook-ups shall be performed by a State-licensed contractor.

(K) All manufactured homes shall be anchored in a suitable manner when located in a flood hazard area.

(L) No tires or other materials are allowed to be placed on the roof of a manufactured home. (1988 Code, § 9-9-2) (Ord. 2008-05, passed 11-24-2008) Penalty, see § 152.99

§ 152.99 PENALTY.

Any person violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be fined in an amount not to exceed \$300, or be imprisoned in the County Jail for a period not to exceed 90 days, or be both so fined and imprisoned. Each day such a violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such hereunder.

(1988 Code, § 9-9-3) (Ord. 88-3, passed 4-25-1989; Ord. 2008-05, passed 11-24-2008)

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