

Manufactured Housing Guidelines

The establishment of manufactured housing in the City of Birmingham is permitted as a *Special Exception*, granted by the Zoning Board of Adjustment. These guidelines have been prepared by the Zoning Board of Adjustment to provide for a consistent review of applications for such housing; to provide for the public health, safety and welfare of residents; and to ensure compatibility with the surrounding residential neighborhood. The Zoning Board of Adjustment recognizes that the Alabama Manufactured Housing Commission has established regulations regarding the sale, licensing, permitting, construction, transportation and installation of said units. These guidelines are imposed as minimum standards, in concert with the Alabama Manufactured Housing Commission Rules and Regulations, for the use and installation of manufactured housing within the City of Birmingham.

Section I. Code and Zoning Requirements:

A. Site Plans are Required at Application for consideration.

Application for a manufactured home must include a site development plan to be reviewed and approved by the Department of Planning, Engineering & Permits. The submittal must identify compliance with yard setbacks, parking and other requirements of the zoning district in which the unit is being placed and shall additionally address the design guidelines set forth below. The location of the parking area and driveways must be shown on the plan. All details of the construction for porches, patios, landings, decks, garages, roofs, and any structural additions must be provided. All accessory structures, such as exterior HVAC and other mechanical units, and exterior fuel tanks, must also be shown on the plans. Manufactured homes may only be placed upon a legal lot of record.

B. Installation and Foundation

Before any Certificate of Occupancy and utility connections are approved:

- 1) All manufactured homes must have a:
 - Federal Manufactured Home Construction and Safety Standards label;
 - HUD label of approval and manufactured date not older than June 15, 1976;
 - Alabama Manufactured Housing Commission insignia and date plate.
- 2) The installer must be state certified by the Alabama Manufactured Housing Commission and install their installation decal. The installer must have a City of Birmingham foundation permit and install a permanent perimeter foundation. The installation must conform to the manufacturer's installation manual recommendations.
- 3) A City of Birmingham Building Inspector must confirm the foundation, porches and exterior steps, and any accessory structures meet Building Code requirements. These requirements include code compliant footings providing a perimeter foundation of concrete, concrete block, or brick extending all around the building with adequate venting and access. The foundation must be flush with the structure's exterior material. The foundation must provide at least an 18 inch crawl space or a finished floor elevation equal to the elevation of surrounding housing, (should they exist) which ever is higher. Permanent code compliant steps must be provided at all exits or approved porches.
- 4) Verification from the Zoning Enforcement Official that all Zoning Board of Adjustment's Special Exception approved design requirements for this site are compliant prior to issuance of a Certificate of Occupancy.

Section II. Design Guidelines:

This section sets forth a series of suggested design criteria that the Board has adopted in order to maximize the compatibility of manufactured housing units with existing housing in the neighborhood. Applicants are advised to comply with these guidelines to the fullest extent possible or be prepared to offer an explanation to the Board as to why any deviations from these guidelines are necessary and will not adversely impact the surrounding property owners.

1) Installation and Foundation

All hitches and tow bars, axles, and wheels must be removed upon installation. Foundation shall be brick or concrete. Concrete or concrete block skirting walls may be painted.

2) Minimum Size and Width

Generally speaking, the minimum size of a manufactured home should be 2,560 square feet, with a minimum width of 24 feet. The Board recognizes that in certain instances smaller units may be desirable, however, these should be the exception, rather than the rule.

3) Front Doors

The main entry door should face the required front yard and the primary street on which the unit is located. When more than one front yard exists, the entry should face the yard with the narrowest dimension.

4) Walkways

A paved concrete walkway at least 30 inches in width, minimum 3.5 inches thick, flush with ground, and connecting the front entry way or porch to the driveway or fronting street should be reflected in the plan and built.

5. Roof and Overhang

The roof pitch should have at least a 4-inch rise to a 12-inch run, and a roof overhang of 7 to 12 inches (*not including rain gutters*), to ensure compatibility with surrounding residences. The roof should have fiberglass or asphalt composite shingles or comparable materials; roll roofing is not permitted.

6. Exterior Finish

Siding should be made of lapped hardboard, lapped fiber-cement board, lumber clapboard; cedar shingles; fiberglass or asphalt composite siding shingles; brick; vinyl lap siding; or aluminum lap siding; rolled or solid sheet siding is not permitted. The siding color's gloss must be in a flat or satin finish, therefore not highly reflective gloss.

7. Garages, Carports and other Additions

If the site plan proposes additions to the manufactured house, its roof should have the same roof pitch, material, and color as the main structure. In addition the same exterior material and color should be used as the main structure. If site built, the addition must meet all building codes.

8. Soil Stabilization

All yards shall have a grass ground cover to stabilize the soil after installation of the manufactured home is completed, in compliance with the Soil Erosion and Sediment Control Code. Provide via civil plans or a note on the plans.

9. Other

- Utility meters must be placed on the side or rear wall of the building and shall not face the street.
- All propane and other fuel tanks must be code compliant, placed on a concrete pad and located underground or in the rear yard.
- HVAC and other mechanical units must not be in the front yard.

10. Front Porch

A covered, but unenclosed front porch with the same roof pitch as the structure, is desirable. The porch roof should be of the same materials and color as the main roof of the structure. The size of the porch may not be less than 30 square feet. If site built, it must be self-supporting and meet all building codes. The porch's design should match that of conventional site built houses in the neighborhood. The color of all supports and railings on the porch and steps shall match the main structure's trim or be primed and painted to match.

Additional Suggested Design Recommendations

Landscaping

It is desirable for the site to be landscaped, including the following. Evergreen shrubs (refer to page 279-281 for additional species) should be located at the foundation elevations facing all open streets at a minimum rate of: one 3-gallon evergreen shrub (capable of a minimum 3 foot mature height) planted a minimum of 3 feet on center or, a comparable density. In addition, at least one canopy tree, measuring at least 2 inches in caliper and 8 feet in height, for every 40 feet of street frontage, should be placed or retained somewhere in the front setback.