

## MANUFACTURED Home Requirements

Wright County Planning & Zoning Office ~ (763) 682-7338

1. TAX PARCEL NUMBER AND LEGAL DESCRIPTION

No lot of less than twenty-thousand (20,000) square feet shall be allowed as a building site unless the owner can prove that adequate sewer facilities can be provided on a smaller lot. (as regulated in § 155.007 & 155.026 of the Wright County Code of Ordinances). Subject to Board of Adjustment review.

- **Lot coverage – no more than 15% of lot shall be occupied by buildings.**

2. TWO COPIES OF MANUFACTURER'S INSTALLATION REQUIREMENTS AND WORKING DRAWINGS OF ALL PROPOSED ONSITE CONSTRUCTION to include:

A. The manufactured home must be **new** and meet the zoning requirements for a dwelling unit described in § 155.102 of the Wright County Code of Ordinances. The relocation of previously occupied units shall require a conditional use permit through the Wright County Planning Commission. In order to prevent blight, to protect the general welfare and property values, and to ensure reasonable consistency with existing housing styles and designs, the following minimum standards shall apply to all single family dwellings, in addition to any other standards or conditions contained within this Ordinance.

1. Building shall be anchored to a frost-protected foundation, in accord with State Building Code standards and manufacturers' installation requirements; note anchoring system used.
2. The minimum width of the structure shall be twenty-four (24) feet, as measured across the narrowest portion. The house shall be designed such that a 24-foot by 24-foot square will fit within the footprint. Width measurements shall not take into account overhangs or other projections beyond principal walls.
3. There shall be a minimum 3:12 roof pitch with a minimum 12-inch soffit. Alternative roof styles may be approved by the building inspector based on general accepted construction practices, building codes and the nature of the surrounding neighborhood. Unadorned flat roofs shall be prohibited.

- B. Two sets of plans for all foundation work including, but not limited to: a foundation plan; a floor plan and detailed cross section.
- C. Provide plans of all decks, attached garages, porches and stairs, to include: footing size, location, joist size, spacing, beam and header sizes. Also include a detailed cross section and an A.C. letter from the manufacturer.
- D. Installers state certification number and copy of installation agreement or homeowner/contractor agreement.

The following information is required from the surveyor and/or site evaluator:

3. STAKE PROPERTY

An inspection for the following items will be made prior to the issuance of the building permit by a member of the Planning & Zoning staff. If these things have not been completed, please let us know to avoid unnecessary trips. **Failure to do so will result in a delay in issuing your permit.** A notice and/or phone call will be made to the appropriate people indicating what needs to be done before permits can be issued. If an inspection is made and staking is initially inadequate, do not expect an immediate reinspection after the work has been corrected.

- A. The location of the house, garage, soil treatment areas (primary and alternative sites), well, driveway approach, and lot corners shall be staked. The stakes shall be easily distinguished from the surrounding landscape and be marked properly showing the area or what they represent.
  - B. The **exact** location of **both** soil treatment areas are to be staked and roped off (including the four corners, two soil borings and any other work done in the area). All traffic must stay off these sites to avoid soil compaction. Snowfencing or silt fencing will be required when the sewer sites are located close to the house or for undersized lots. Heavy duty orange string may be used when the sites are a distance from the house. Under no circumstances will plastic tape be considered adequate protection.
  - C. Building sites near lakes, rivers and wetlands will require the installation of erosion control measures. A handout is available showing how to properly install silt fencing. Sod layers and hay bales may be used in less sensitive situations.
4. ONE COPY OF CERTIFICATE OF SURVEY  
For all lots ten (10) acres or less in size, a Certificate of Survey shall accompany each residential building permit application. The Certificate of Survey must be within two (2) years old. The survey must show boundaries and items staked in the field. Lakeshore or river lots are required to have the Ordinary High Water/Floodplain Elevations shown on the survey with the lowest proposed house elevations clearly marked. Shoreland lots must also show land alteration changes and erosion control measures when the lots have sloping topography or the house is not an additional twenty (20) feet from shoreland setbacks. Substantial alterations beyond what is needed to build the house may require more detailed plans or a Planning Commission hearing.
5. SITE EVALUATION / DESIGN  
For the onsite sewage treatment system, per Chapter 7080 and the Wright County Code of Ordinances.

**\*\*No job is to start before the permit for the improvement is received by the applicant\*\***

Access permits are required for driveways off of County Highways. Certain townships also require driveway permits. Contact the Highway Department of your local township for these permits before any work begins on the driveway.