



# TOWN OF GUADALUPE

9241 South Avenida del yaqui, Guadalupe, AZ 85283 (480) 730-3080

## **Manufactured Home Requirements**

1. Per the Town of Guadalupe Town Code of Ordinances, § 150.21 DWELLING UNIT STANDARDS, the definition of a manufactured home is: Includes a structure (built in accordance with the National Manufactured Home Construction and Safety Standards Act of 1974, 42 U.S.C. §§ 5401 et seq. and Title VI of the Housing and Community Development Act of 1974, Pub. Law 93-383, 42 U.S.C. §§ 13611 et seq. as amended by Pub. Laws 95-128, 95-557, 96-153, and 96-339), transportable in one or more sections, which in the traveling mode is eight body feet or more in width or 40 body feet or more in length, or, when erected on site is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein.
2. Property owner or representative is required to obtain a Conditional Use Permit to locate a manufactured home on a lot. Application processing time is approximately 60 days and includes a public hearing before the Guadalupe Town Council. Application fee is \$50. If the property owner or representative requests a continuance of the public hearing, there is a \$25 fee, per occurrence.
3. After a Conditional Use Permit has been approved by the Town Council, the property owner or applicant is required to obtain a building permit from the Town of Guadalupe. Building permit fees are based upon the value of the manufactured home; and, includes a sewer connection fee of \$750.

Additional requirements include:

- Per Resolution No. 95-19, manufactured homes may not be placed on any lot having frontage on Avenida del Yaqui and Guadalupe Road; and, manufactured homes must be owner occupied.
- Manufactured homes must be ground set on permanent foundation, per detail included in this packet or an engineer stamped and approved foundation plan submitted to the building inspector.
- Manufactured homes must have installation instructions submitted with the building permit that meet Title 24 Housing and Urban Development Subpart A- 3285.2 from the Office of Manufactured Housing.
- Manufactured homes are subject to water meter fees that are assessed by the City of Tempe.
- Electrical panels must be inspected by the Town of Guadalupe and Salt River Project.
- Manufactured homes must meet all minimum yard setbacks within the zoning district, including patios and carports.
- Manufactured homes shall have an affixed decal certifying that the dwelling unit has been inspected and constructed in accordance with the requirements of the United States Department of Housing and Urban Development.
- Modifications to manufactured homes are prohibited.
- The Town of Guadalupe must issue a Certificate of Occupancy prior to the manufactured home becoming occupied.