

ORDINANCE NO. 1733

AN ORDINANCE AMENDING AND REPLACING SECTION IV, SUBSECTION 3 - STANDARDS FOR ALL MANUFACTURED HOMES, SUBSECTION H - ACCESS TO EXTERIOR ENTRANCES AND SUBSECTION 5.03 MANUFACTURED HOME PERMIT AND CERTIFICATE OF OCCUPANCY OF THE MANUFACTURED HOME REGULATIONS OF ORDINANCE NUMBER 1120, AS AMENDED BY ORDINANCES HERETOFORE ADOPTED, SAID ORDINANCE, AND THE AMENDMENTS RELATED THERETO, BEING ENTITLED "TALLADEGA, ALABAMA, ZONING ORDINANCE", AS FOLLOWS; AND IN NO OTHER PARTICULARS:

WHEREAS, the Talladega City Planning Commission has adopted and presented to the City Council of the City of Talladega a Resolution reciting that, after due consideration, it recommends that the Manufactured Home Regulations of Ordinance Number 1120, entitled "Talladega, Alabama, Zoning Ordinance" as amended by Ordinances heretofore adopted, be further amended as hereinafter set out; and,

WHEREAS, the City Council of the City of Talladega, Alabama, desires to concur in and act upon said recommendations as provided by law in such cases; and,

WHEREAS, all preliminary requirements as in such cases provided by law have been complied with;

NOW, THEREFORE, be it ordained by the City Council of the City of Talladega, Alabama, as follows:

SECTION ONE. SECTION IV. Subsection 3 - Standards for All Manufactured Homes, Subsection H - Access to Exterior Entrances is hereby amended and replaced by deleting language therefrom so that upon passage of this Ordinance, Section IV, Subsection 3 - Standards for All Manufactured Homes, Subsection H shall read as follows: H. Access to Exterior Entrances - Immediately after installation of the Manufactured Home and prior to occupancy, a landing/porch/deck shall be installed on all front and rear entrances to the Manufactured Home. At least one of the entrance landings shall be at least five (5) feet in depth (as measured outward from the exterior of the Manufactured Home structure) and at least eight (8) feet in length, and contain a railing along all exterior edges of the landing. All railing shall be the height as specified in the City of Talladega's currently adopted building code and the opening in the vertical rail shall be of a size such that nothing larger than a four (4) inch sphere may pass. Stairways leading to the landing/porch/deck shall be no less than three (3) feet in width with exterior railing. All required stairways and landings/porches/decks shall be constructed of wood or brick materials or some combination of wood and brick. Any required railing may be constructed of wood or metal material.

SECTION TWO. SECTION IV. 5.03 Manufactured Home Permit and Certificate of Occupancy is hereby amended and replaced by deleting language therefrom so that upon passage of this Ordinance, Section IV, Subsection 5.03 shall read as follows: **5.03 Manufactured Home Permit and Certificate of Occupancy** - A Manufactured Home permit and Certificate of Occupancy shall be issued in accordance with the following provisions:

A. It shall be unlawful for any person to place a Manufactured Home on any lot within the City of Talladega or to develop a Manufactured Home Park until the Building Inspector has issued a permit for the placement of said Manufactured Home or the creation of said Manufactured Home Park.

B. The owner or the intended occupant of a lot in the City of Talladega shall apply to the Building Inspector for a Manufactured Home permit. The permit shall include at least the following:

1. The date of the application.
2. The zoning district wherein the lot is located.
3. Manufactured Homeowner's name,
4. Manufactured Home location.
5. Manufactured Home Owner's phone number.
6. Lot owner's name.
7. Lot owner's mailing address and telephone number.
8. Lot size.
9. Manufactured Home size.
10. Manufactured Home manufacturing date.
11. Legal description of lot.

12. Proof of ownership of lot.

13. Permanent parcel tax identification number of lot as assigned by the Revenue Commissioner of Talladega County.

14. Certification and approval by the Talladega County Health Department approving septic system, or in the alternative, a statement from the Water Department of the City of Talladega approving water and sewer hookup.

C. Upon compliance with the permit application process, a Permit To Install shall be issued by the Building Inspector for the placement of the Manufactured Home on a lot. The Permit To Install will allow the applicant to place the Manufactured Home on the lot and to secure it according to the installation requirements of this Ordinance. Following installation of the Manufactured Home according to the provisions of this Ordinance, the Building Inspector shall inspect the installation of the Manufactured Home to assure compliance with the installation requirements of this Ordinance.

D. Upon compliance with the installation procedure of the Manufactured Home and a satisfactory inspection by the Building Inspector, the Building Inspector shall issue a Permit To Connect to permit the utility service hookup to the Manufactured Home for water, sewerage and/or electrical service by the appropriate utility companies. The issuance of the Permit To Connect shall be a temporary permit to allow the Building Inspector to make a final inspection of the installation of the Manufactured Home in accordance with the installation requirements of this Ordinance. Upon the Building Inspector finding that there has been full compliance with the installation requirements of this Ordinance, the Building Inspector shall issue a Certificate of Occupancy

E. There shall be no permanent residential utility service hookup for water, sewerage or electrical service until such time that a Certificate of Occupancy has been issued by the Building Inspector. Electrical service shall only be provided by a licensed electrical service provider. An electrical service provider shall not permit electrical current to pass through its metering device to its customer's Manufactured Home until such time that the customer furnishes to the electrical service provider a Certificate of Occupancy issued by the Building Inspector. All electrical hookups to the electrical service provider's metering device must be performed by a licensed electrician who must hold an electrical permit issued by the City of Talladega Building Inspector. A Certificate of Occupancy for electric service will not be released until all foundation encapsulation, landings, steps and railing are completed and water and sewer or waste disposal are connected by approved methods as required by this Ordinance.

SECTION THREE. Other than amended as hereinabove, all other provisions of Ordinance Number 1120, entitled "Talladega, Alabama, Zoning Ordinance" as amended by Ordinances heretofore adopted shall remain in full force and effect. This amendment to the Manufactured Home Regulations of Ordinance Number 1120, as amended by Ordinances heretofore adopted, shall take effect immediately upon its passage and publication as provided by law.

Adopted and approved this the 25th day of June, 2012.

Council President Patterson

Councilman Jarvis Elston

Councilman Joe Ballow

Councilman Donnie Miller

Councilman Rick Simpson

Attested to by Elizabeth Cheeks, City Clerk