

ORDINANCE NO. 2152

AN ORDINANCE TO AMEND CHAPTER 115 OF THE CODE OF SUSSEX COUNTY BY AMENDING ARTICLE I RELATING TO DEFINITIONS REGARDING MANUFACTURED HOMES

WHEREAS, due to the importance of Manufactured Housing in Sussex County, a Manufactured Housing Committee was established to review the Sussex County Code and make recommendations to the Sussex County Council for changes to the Code.

WHEREAS, this Ordinance is the result of those meetings and the recommendations set forth by the Manufactured Housing Committee.

NOW THEREFORE, THE COUNTY OF SUSSEX HEREBY ORDAINS:

Section 1. Amend Sussex County Code, Chapter 115, Article I, §115-4 B. and C., DEFINITIONS AND WORD USAGE, by deleting the definitions of ACCESSORY BUILDING, MOBILE HOME(HOUSE TRAILER), TRAILER PARK, TRAILER COURT OR MOBILE HOME PARK and the MANUFACTURED HOME definition contained in definitions for flood prone districts and inserting in lieu thereof new definitions to read as follows:

ACCESSORY BUILDING

A detached/unattached subordinate building, the use of which is incidental to or customarily found in connection with and, except as otherwise provided in this Chapter, is located on the same lot as the main building or principal use of the land. Examples of an accessory building may include a shed, a storage building, garage, gazebo, or similar structure. [A subordinate building or a portion of the main building, the use of which is clearly incidental to or customarily found in connection with and, except as otherwise provided in this chapter, is located on the same lot as the main building or principal use of the land.]

MANUFACTURED HOME, A.K.A. HOUSE TRAILER, SINGLE-WIDE, DOUBLE-WIDE, MOBILE HOME [MOBILE HOME (HOUSE TRAILER)]

A movable or portable dwelling [over] not less than 450 square feet in size, constructed to be towed on its own chassis, connected to utilities and designed with or without a permanent foundation for year round occupancy, which can consist of one or more components that can be retracted for towing purposes and subsequently expanded for additional capacity or of two or more units separately towable but designed to be joined into one integral unit.

MANUFACTURED HOME PARK, A.K.A. TRAILER PARK, TRAILER COURT, MOBILE HOME PARK OR COMMUNITY [TRAILER PARK, TRAILER COURT OR MOBILE HOME PARK]

Any tract of land used or offered for use for the location of [trailers or mobile homes] manufactured homes of other ownership to be occupied as dwellings.

[MANUFACTURED HOME]

[A structure, transportable in one or sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term “manufactured home” does not include a “recreational vehicle”.]

Section 2. Amend Sussex County Code, Chapters 1 through 116, by deleting the words "House Trailer", "Single-Wide", "Double-Wide", "Mobile Home", or "Trailer" wherever these words appear in the Sussex County Code and inserting in lieu thereof the word "Manufactured Home".

Section 3. Amend Sussex County Code, Chapters 1 through 116, by deleting the words "Trailer Park", "Trailer Court", "Mobile Home Park" or "Mobile Home Community" wherever these words appear in the Sussex County Code and inserting in lieu thereof the word "Manufactured Home Park".

Section 4. Effective Date. This Ordinance shall become effective upon its adoption by majority of all members elected to Council.

I DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF ORDINANCE NO. 2152 ADOPTED BY THE SUSSEX COUNTY COUNCIL ON THE 12TH DAY OF OCTOBER 2010.

A handwritten signature in black ink, appearing to read "Re Griffith", with a stylized flourish at the end.

ROBIN A. GRIFFITH
CLERK OF THE COUNCIL