

TOWN OF PINETOP-LAKESIDE

ORDINANCE 24-473

AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF PINETOP-LAKESIDE, ARIZONA, ADOPTING TOWN CODE TITLE 17, CHAPTER 17.08.055 PLACEMENT OF MANUFACTURED HOMES.

WHEREAS, the Mayor and Town Council of the Town of Pinetop-Lakeside believes that creating Town Code Chapter 17.08.55 PLACEMENT OF MANUFACTURED HOMES is in the best interest of the citizens of the Town.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE TOWN OF PINETOP-LAKESIDE, NAVAJO COUNTY, ARIZONA, as follows:

- Section 1. **Adoption by Reference.** Pursuant to A.R.S. §9-802, the Town hereby adopts Town Code Chapter 17.08.055 PLACEMENT OF MANUFACTURED HOMES as set forth in Exhibit A, a copy of which is on file with the Town Clerk of the Town of Pinetop-Lakeside, Arizona, located at 325 W. White Mountain Blvd. Lakeside, AZ 85929.
- Section 2. **Effective Date.** This Ordinance is to be effective when publication and posting pursuant to A.R.S. § 9-812 is accomplished.
- Section 3. **Severability.** All ordinances, or parts of ordinances, adopted by the Town of Pinetop-Lakeside in conflict with the provisions of this ordinance or any part of the Town Code adopted herein by reference, are hereby repealed, effective as of the day this ordinance is effective.

PASSED AND ADOPTED by the Mayor and Town Council in an open meeting by the Town Council of the Town of Pinetop-Lakeside, Arizona, this 15<sup>th</sup> day of August 2024, to be effective upon the expiration of a thirty (30) day period following adoption and publication pursuant to A.R.S. § 9-812 is complete.



ATTEST:

Kristi Salskov  
Kristi Salskov CMC  
Town Clerk

TOWN OF PINETOP-LAKESIDE

Stephanie Irwin  
Stephanie Irwin  
Mayor

APPROVED AS TO FORM:

William J. Sims  
William J. Sims, III  
Town Attorney

Exhibit A

Town Code Chapter 17.08.055

Chapter 17.08.055  
PLACEMENT OF MANUFACTURED HOMES

**17.08.055 Placement of Manufactured Homes.**

- A.** As defined in this code (built before June 15, 1976), mobile homes may not be moved into Pinetop-Lakeside or from lot to lot in Pinetop-Lakeside.
- B.** Manufactured or Modular homes, as defined within this code, and park models ten years and older may not be moved into Pinetop-Lakeside or from lot to lot in Pinetop-Lakeside.
- C.** Manufactured, Modular, or park model homes meeting the above guideline shall be permitted within zoning districts that allow such uses if they conform to the following additional requirements:
- D.** Be adequately anchored and attached to a foundation supporting vertical loads, uplift, and lateral forces. There shall also be a concrete masonry unit (CMU) skirting or other approved skirting material; the Community Development Director may approve such other material. In all installations, the bottom of the lowest I-beam will be at least six inches above the finished grade at any point and comply with Pinetop-Lakeside's floodplain regulations.
  - 1.** Have a minimum width of twenty feet, excluding park models.
  - 2.** Be covered with an external material customarily used on conventional dwellings, such as composition board (T1-11) vinyl or aluminum siding.
    - a.** Exception:
      - 1.** Doors that only provide access to equipment closets, such as water heaters and furnaces.
  - 3.** If a garage, carport, or room addition is constructed, the external material and roofing shall be the same as the dwelling unit. Additionally, asphalt shingles, metal roofing, or other acceptable materials shall be used.