

**Ordinance 3.36.07 Manufactured Home General Regulations,  
Amended August 14, 2014:**

Following Manufactured Housing Standards of 1976: Manufactured Homes built prior to June 15, 1976 even with modifications do not meet the requirements of the Manufactured Housing Code, and cannot be considered for permitting by the City of Byram Mississippi. Manufactured Homes that do not have a H.U.D Certification Label (tag) affixed to the Manufactured Home cannot be permitted for occupancy by the City of Byram Mississippi. New or Used Manufactured Homes over 10 years of age (section F below) cannot be permitted by the City of Byram Mississippi.

**A. Installation of Manufactured Homes:** Manufactured homes must be installed by a licensed installation/transporter licensed by the State Fire Marshal's Office and tied down properly in order to make sure that the manufactured home remains stable during a storm. All manufactured homes must be installed/tied down according to one of the following means:

1. As described in the installation manual that came with the manufactured home, or
2. If no manual is available then use minimum standards available from the State Fire Marshal's office.
3. Manufactured Homes installed in permitted zoning districts other than prior platted sub-divisions shall be double wide models and not constructed 10 years earlier than date of permit application.

**B. Manufactured Home Foundation:** All manufactured homes shall be placed on a foundation required by 42 U.S Code 5401 ET. Sec. And the State of Mississippi Fire Marshal Rules and Regulations MH-5 Section 25-41-1 Mississippi Code 1972 revised November 2009; Sect. V1 Installation Standards, A (1) (a) Requires site preparation to be completed by either the Retailer, Developer, Installer/Transporter. After which request for inspection be made to the State Fire Marshal's Office. The wheels and hitching tongue shall be removed.

**C. Effective Date of Occupancy:** All manufactured homes permitted by the Building Official of the City of Byram Mississippi shall be certified for occupancy by the Building Official prior to the expiration of the manufactured home permit.

(1). This includes the connection of Electrical service, Water service and Sewer service whether public or private. Private waste treatment systems must be installed and approved by the Hinds County Board of Health; it shall be the home owner's responsibility to provide the City of Byram with documented proof that the manufactured home is properly connected to an approved sewage elimination/treatment system.

(2). A request for extension of any mobile home permit shall be granted only by the City of Byram Board of Aldermen: Such a request must be made personally, first to the Building Official and then to the City Planning and Zoning Board and to the Board of Aldermen at the regularly scheduled Board Meeting on the first Thursday of any month.

**D. Lot Size:** All Manufactured Homes placed within the corporate limits of Byram Mississippi shall be located on a lot of not less than 6,000 square feet with a minimum width of 60 ft., (Except in sub-divisions platted prior to the incorporation of Byram Mississippi). Manufactured Homes shall meet the required setbacks of City Ordinance 4.260.04. Lot addresses shall be identified with visible numbering at the street/road edge.

**E. One Residence:** No more than one manufactured home, or modular unit intended for residential use shall be installed on any parcel, lot or manufactured home space. No manufactured home or modular unit shall be placed on any lot, parcel or manufactured home space with any existing residential structure. Any Special/Conditional Use for care taker use may be approved by the Planning and Zoning Board and City Board of Aldermen of the City of Byram Mississippi. An application for care taker status must be accompanied by a statement from a physician or other medical care organization.

**F. Age Regulations:** No HUD approved manufactured home that was manufactured more than 10 years earlier than the date that the HUD approved manufactured home is proposed to be permitted or installed, or occupied within the City of Byram Mississippi, shall be installed or located within the corporate limits of Byram Mississippi after the effective date of this ordinance. A manufactured home meeting the definition of “new home” meets this requirement by definition.

**G. Final Inspection Approval:** No manufactured home shall be occupied within the City Limits of Byram Mississippi until after a final inspection by the City Building Official or his/her designated representative, manufactured homes outside and inside shall be approved by the City Building Official’s Office before occupancy can be granted.

**H. Skirting around Manufactured Home:** Skirting shall be provided around the bottom of all sides of manufactured homes in the form of brick or stone or solid wood, vinyl, or metal, but not lattice work. Skirting is not to be installed until after the final inspection in order for the inspector to verify the correct placement and number of tie down straps or anchoring systems.

**EFFECTIVE DATE** This Article shall be effective thirty (30) days from and after the date of its adoption.

**THE FOREGOING ORDINANCE, HAVING BEEN REDUCED TO WRITING,** Alderman Cook moved that said Ordinance be amended. Alderman Moser seconded.

The vote was as follows:

Jim Moser, Alderman Ward I	aye
Diandra Hosey, Alderman Ward II	aye
Theresa Marble, Alderman Ward III	aye
Teresa Mack, Alderman Ward IIV	aye
Wanda Smith, Alderman Ward V	aye
D.L. Ford, Alderman Ward VI	aye
Richard Cook, Mayor Pro Tem	aye

**Whereupon** Mayor White declared the Motion carried and the Amended Ordinance approve and adopted.

**SO ORDAINED**, THIS THE 14<sup>th</sup> DAY OF August, 2014

CITY OF BYRAM

Signed: Richard White, Mayor

Attest: Angela Richburg, City Clerk

**THIS IS TO CERTIFY** that the aforementioned Ordinance was adopted at the regular meeting of the Mayor and Board of Aldermen of the City of Byram, Mississippi, held on August 14, 2014 and duly recorded in Minute Book 3, Page 1186 thereof.

Signed/By: Angela Richburg  
City Clerk