

WHEN YOU ARE CONSIDERING PURCHASING:

A Mobile Home

A Manufactured Home

A Residential-Design Manufactured Home

A mobile home is defined as a unit that was built prior to the adoption of the National Manufactured Home Construction & Safety Standards Act of June 1976. Mobile homes built before the safety standards were required **cannot** be brought into the unincorporated area of Marion County. Units constructed after safety standards were adopted will have a serial number and construction date stamped on the frame. Mobile homes in the unincorporated areas occupied on December 1, 1992, (date of county zoning) are non-conforming structures and can continue to be used at the existing location.

Manufactured homes are units built after the safety standards were required. These units can be located on farms and ranches and used **exclusively** for agricultural operations. An agricultural only use verification must be signed when the zoning permit for the manufactured home is obtained.

Residential-design manufactured homes can be located any place a site built home is allowed. A zoning permit is needed. These units are a **minimum of 22 feet wide** and have a pitched roof. Siding and roof materials are the same as those customarily used on a site built home.

It is a good idea to make sure the zoning permit can be issued before making a purchase of any of the above types of factory built homes.