



TAYLOR BUILDING / ZONING DEPARTMENT
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Manufactured Homes Requirements in Taylor AZ.

Only multi-section manufactured homes are listed in Taylor's Zoning code under permitted uses. In agricultural zoned property there is an exception for single wide (SW) homes. The exception (for SW) is listed as a conditionally use. This means the property owner must apply for a Conditionally Use Permit (CUP). A public hearing with the Planning and Zoning Commission is mandatory where neighbors of the property are invited to give their concerns.

Taylor has a minimum requirement of 1,100 square feet for Manufactured homes. The tongue must be removed. Masonry block skirting on the appropriate foundation must be used. The Office of Manufactured Homes requires their approval on all plans for masonry block skirting; your contractor will know how to go about receiving the approval. Note: special venting requirements apply in Special Flood Hazard Areas.

If the home is to be installed outside of a manufactured home rental community (park) onto a privately owned lot, the property owner(s) must file an affidavit or affixture to cause the home to become real property. The affidavit or affixture must be turned in before the Certificate of Occupancy (C of O) will be issued.

All Arizona Office of Manufactured Homes (OMH) laws and rules shall be complied with. Arizona does not allow permits to be issued to Owner Builders any longer. You must have a licensed installer to apply for the permit. The Licensed Contract is aware of OMH laws and rules for installing your home and will help you through the process.

Manufactured homes are encouraged to be placed so that the orientation of the wide side of the home is parallel to the front lot line. The home needs to have standard pitched roof not less than three twelve with eaves of six inches or greater. Spanish-style architecture will be exempt from this eave requirement. The home must be securely anchored with an approved OMH system.

Each exterior door shall have a porch or deck completed before permission to occupy the home is given. (C of O) Each porch or deck must be a minimum of 32 square feet.

The New & Pre-owned homes exterior must be completely finished and in like new condition. If a garage, carport or room addition is constructed, the external material and roofing used on the garage, carport or addition shall be the same as or as near as practicable to the same as the external material and roofing of the home.

These laws are in place to have the Manufactured Homes have the same appearance as stick built homes. You are encouraged to read Taylor's Zoning Code for your property zone district for other laws that might apply to your lot. The code may be found at; <http://www.codepublishing.com/az/taylor/>

- 1. Multi-section manufactured homes**
- 2. Minimum 1,100 square feet**
- 3. Tongue removed**
- 4. Masonry block skirting**
- 5. Permanently installed on privately owned land**
- 6. Affidavit of affixture**
- 7. Installed to the Arizona Office of Manufactured Homes (OMH) laws and rules – No owner builders**
- 8. Securely anchored with an approved OMH system**
- 9. Roof not less than three twelve pitch and six inches or greater eaves unless Spanish-style architecture**
- 10. Each exterior door shall have a porch or deck minimum of 32 square feet**
- 11. Completely finished and in like new condition**