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Manufactured residential dwellings, as defined in § 14-209 of the Greenfield Municipal Ordinance and as further defined in Tennessee Code Annotated § 13-24-201, where allowed as a permitted use by said Ordinance shall meet **ALL** the following conditions prior to a permanent water and sewer connection being authorized. Said conditions are imposed for the purpose of insuring the safety of the occupants of the structure and of any emergency personnel who may be required to enter the structure, for the purpose of insuring the proper function of utilities provided to the structure, and for the purpose of the citizens of the City of Greenfield:

1. All water and sewer tap fees must be paid in full for the structure to be connected.
2. Manufactured residential dwelling shall have the same general appearance as required for site-built homes.
3. The unit must be installed on a permanent foundation system in compliance with all applicable requirements of the Southern Standard Building Code. Without exception, said foundation must be installed prior to the structure being placed on the lot to insure that the permanent location of the structure complies with the Zoning Inspector's prior written authorization of the location of the structure. Said concrete foundation shall be of sufficient size, depth, and strength to withstand all imposed dead and live loads, but in no case less than the following criteria:
  - (a) a minimum compressive strength of 2500 pounds per square inch in 28 days;
  - (b) a minimum of twelve (12) inches in width by eight (8) inches in depth;
  - (c) extension into undisturbed soil with a minimum of twelve (12) inches below finish grade.
4. The exterior perimeter wall (underpinning) must be installed on a concrete foundation as described hereinabove and must be continuous around the home except for an access door, not to exceed three (3), four (4) feet by seven (7) feet or a maximum of twenty-eight (28) feet square. The perimeter wall must be masonry blocks, bricks, or solid concrete. The home must be covered with an exterior material customarily used on conventional dwellings. The exterior covering material need not extend below the top of the perimeter wall. Suitable exterior materials include but are not limited to vinyl, masonry, wood, or simulated wood, or wood looking products. Unsuitable exterior materials include corrugated metal, smooth metal, fiberglass, or plastic. The purpose of this sub-section is to insure the plumbing connections located underneath the structure will not freeze in cold temperatures and cause utility difficulties.
5. The hitches or towing apparatus, axles, and wheels must be removed.
6. The roof must be pitched so there is at least a two (2) inch vertical rise for each twelve (12) inches of horizontal run. The roof must consist of material customarily used for conventional dwellings, which shall include but not be limited to approved wood, asphalt composition shingles or fiberglass, but shall exclude corrugated aluminum or corrugated fiberglass.
7. All such units shall be required to connect to a public utility system when available which includes electric, water, and sewer in compliance with the Southern Standard Building Code and National Electrical Code and all local governing authorities.
8. Each door leading into the dwelling must have usable and secured steps or a stoop for a viable entrance or exit for inhabitants and emergency personnel. "Secured" shall mean the steps and/or stoop are (a) made of solid concrete, (b) attached to the trailer by screws, or (c) attached to a concrete footing.
9. All such units must comply with required lot area, lot width, and yards as set forth in this section.