

**ORDINANCE #80-21**

**AN ORDINANCE AMENDING ARTICLE 13, ADDITIONAL USE REGULATIONS, SECTION 13.05, MOBILE HOMES/MANUFACTURED HOMES, OF ORDINANCE NO. 33-08 – 2008 REVISED ZONING ORDINANCE FOR TURNER COUNTY, SOUTH DAKOTA.**

**NOW THEREFORE, BE IT ORDAINED BY THE COUNTY COMMISSION OF TURNER COUNTY, SOUTH DAKOTA AS FOLLOWS:**

**Section 1.** That Section 13.05 of Ordinance No. 33-08 – 2008 Revised Zoning Ordinance for Turner County, South Dakota is hereby amended to read as follows:

**13.05 Mobile Homes/Manufactured Homes.** Regulations regarding mobile homes and manufactured homes shall be as follows:

- A. A manufactured home is an industrialized building unit constructed on a chassis for towing to the point of use and designed to be used for continuous year-round occupancy as a single-family dwelling. For the purpose of this Chapter, manufactured homes shall be classified into three (3) types.
  1. Type A. Type A manufactured homes shall meet the following requirements:
    - a. The age of the manufactured home shall not exceed 10 years from the date of manufacture.
    - b. The width of the structure, not including overhangs, shall be at least twenty-two (22) feet.
    - c. The structure shall be supported by a foundation system consisting of concrete piers that are a minimum of eighteen (18) inches in diameter with frostline footings located at least forty-two (42) inches below final grade. Piers shall be located no more than eight (8) feet apart. Additionally, the frostline footings shall have a non-load bearing solid concrete wall along their perimeter that is a minimum of six (6) inches wide and extends at least forty-two (42) inches below final grade. Any skirting used to enclose the perimeter of the structure is not required to be attached to, but may rest on, the frostline footings.
    - d. The roofing and siding materials shall be similar to those utilized in the construction of site-built dwellings.
    - e. The roof pitch shall not be less than a three (3) in twelve (12) slope.
    - f. A Type A manufactured home shall require one (1) residential building eligibility.
  2. Type B. Type B manufactured homes shall meet the following requirements:
    - a. One (1) Type B manufactured home may be located on a property as a secondary residence, only so long as it is occupied by a family member and justified for reasons of health, employment, or upkeep of property. The manufactured home

shall be removed within ninety (90) days of its qualified resident(s) vacating the premises.

- b. The structure shall have more than seven hundred (700) square feet of interior space. Minimum width for a Type B manufactured home is fourteen (14) feet.
  - c. The structure shall be anchored to the ground in accordance with the manufacturer's specifications or as prescribed by the ANSI/NFPA 501A Standards.
  - d. The age of the manufactured home shall not exceed 10 years from the date of manufacture.
  - e. The roofing and siding materials shall be similar to those utilized in the construction of site-built dwellings.
  - f. A Type B manufactured home shall not require a residential building eligibility.
3. Type C. Type C manufactured homes shall meet the following requirements:
- a. A Type C manufactured home may be located on a property as residence for the current employee, and the employee's family, associated with a Medium or Large CAFO.
  - b. The structure shall have more than seven hundred (700) square feet of interior space. Minimum width for a Type C manufactured home is fourteen (14) feet.
  - c. The structure shall be anchored to the ground in accordance with the manufacturer's specifications or as prescribed by the ANSI/NFPA 501A Standards.
  - d. The age of the manufactured home shall not exceed 10 years from the date of manufacture.
  - e. The roofing and siding materials shall be similar to those utilized in the construction of site-built dwellings.
  - f. A Type C manufactured home shall require a conditional use permit. Each manufactured home shall require its own CUP.

Adopted this 19<sup>th</sup> day of October, 2021.



Signed:  
Commission Chairman, Turner County

ATTEST:



Signed: Sheila Hagemann  
Auditor, Turner County

(SEAL)

First Reading:	10-12-21
Second Reading:	10-19-21
Publication:	10-28-21
Effective Date:	11-17-21

ORDINANCE #70-20

AN ORDINANCE AMENDING ARTICLE 13, ADDITIONAL USE REGULATIONS, SECTION 13.05(C)(3), MOBILE HOMES/MANUFACTURED HOMES, OF ORDINANCE NO. 33-08 – 2008 REVISED ZONING ORDINANCE FOR TURNER COUNTY, SOUTH DAKOTA.

NOW THEREFORE, BE IT ORDAINED BY THE COUNTY COMMISSION OF TURNER COUNTY, SOUTH DAKOTA AS FOLLOWS:

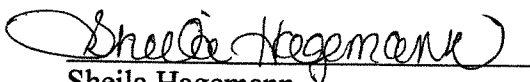
**Section 1.** That Section 13.05(C)(3) of Ordinance No. 33-08 – 2008 Revised Zoning Ordinance for Turner County, South Dakota is hereby amended to read as follows:

3. The structure shall be supported by a foundation system consisting of concrete piers that are a minimum of eighteen (18) inches in diameter with frostline footings located at least forty-two (42) inches below final grade. Piers shall be located no more than eight (8) feet apart. Additionally, the frostline footings shall have a non-load bearing solid concrete wall along their perimeter that is a minimum of six (6) inches wide and extends at least forty-two (42) inches below final grade. Any skirting used to enclose the perimeter of the structure is not required to be attached to, but may rest on, the frostline footings.

Adopted this 10<sup>th</sup> day of March, 2020.

  
Turner County Commission Chairman

ATTEST:

  
Sheila Hagemann  
Auditor, Turner County

(SEAL)

First Reading: 03-03-20  
Second Reading: 03-10-20  
Publication: 04-02-20  
Effective Date: 04-22-20