

CITY OF DOVER
ORDINANCE #2018-01

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF DOVER, IN COUNCIL MET:

That Chapter 66 - Manufactured Homes, Mobile Homes, and Land Lease Communities of the Dover Code be amended to read as follows:

Chapter 66 - MANUFACTURED HOMES, MOBILE HOMES, AND LAND LEASE COMMUNITIES

Sec. 66-1. - Purpose Statement.

The City of Dover recognizes that manufactured homes are a unique housing type with their own history of placement and ownership traditions arising from their origins as mobile homes. A modern manufactured home does not resemble a vehicle, and once placed is rarely moved. However, most manufactured homes are owned as if they were vehicles, separate from the land they are placed on, and may theoretically be moved at any time. Because of this the city recognizes that consistent standards are needed for placement, licensing, and tracking of manufactured homes, in order to ensure the homes' orderly movement into, out of, and around the city.

The city further recognizes that land lease communities, which may give ground lease to manufactured homes or other types of housing, typify a use of land which does not align perfectly with either apartments or residential subdivisions. Because of this, areas of responsibility on the part of residents, owners, and the city with regard to maintenance, communication, and taxation can be unclear without the adoption of consistent standards governing these areas of responsibility. The city recognizes that where responsibility is not clearly claimed detrimental conditions can arise for residents.

This chapter therefore lays out consistent standards needed for manufactured homes and land lease communities, while updating and consolidating earlier city regulations regarding mobile homes and mobile home parks. The standards are intended to be applicable to all land lease communities currently in the city or which may be established in the future. They are also intended to cover both manufactured homes and permanently placed manufactured homes, and the issues unique to each. They are intended to supplement, rather than replace, all state laws regulating manufactured homes, including but not limited to those found in Title 25, Chapter 70, and Title 24, Chapter 44 of the Delaware Code.

Sec. 66-2. - Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Land lease community means a residential development typified by single ownership of the land within the development, with the landowner retaining the rights of ownership. Home sites or individual lots within the community are leased to individual homeowners, who retain customary leasehold rights. A manufactured home park is considered a type, but not the only type, of land lease community.

Land lease community operator means any person designated by contractual arrangement with the land lease community owner to supervise or maintain a land lease community and interact with its residents.

Land lease community owner means the owner of two or more home sites offered for rent within a land lease community. It includes a lessor, sublessor, park owner or receiver of two or more home sites offered for rent, as well as any person, other than a lender not in possession, who directly or indirectly receives rents for two or more home sites offered for rent and who has no obligation to deliver such rents to another person.

Manufactured home means a factory-built, single-family dwelling:

- a. Transportable in one or more sections, which is either 8 body feet or more in width and 40 body feet or more in length, or, when erected on site, has more than 400 square feet in living area; and
- b. Designed to be used as a year-round dwelling when connected to the required utilities; and
- c. Manufactured after June 15, 1976, and built in accordance with manufactured home construction requirements promulgated by the federal Department of Housing and Urban Development (The HUD Code).

Mobile home means a factory-built, single-family dwelling:

- a. Transportable in one or more sections, which is either 8 body feet or more in width and 40 body feet or more in length, or, when erected on site, has more than 400 square feet in living area; and
- b. Designed to be used as a year-round dwelling when connected to the required utilities; and
- c. Manufactured before June 15, 1976, and not built in accordance with manufactured home construction requirements promulgated by the federal Department of Housing and Urban Development (The HUD Code). Prior to the HUD code, mobile homes were not subject to uniform construction or safety standards.

Owner of a manufactured home or mobile home means the person designated in the vehicle title of the manufactured home or mobile home, whether the title is issued by this state or by some other state.

Owner of a permanently placed manufactured home means the person designated in the vehicle or real property title of the permanently placed manufactured home, whether the title is issued by this state or by some other state.

Permanently placed manufactured home means a manufactured home that has been placed upon a permanent, unmovable foundation.

Utility means a service provided by a land lease community owner, the city, or others to a tenant for a commodity such as water, sewer, electricity, fuel, propane, cable television or trash.

(Ord. of 2-23-1970, § 2; Code 1981, § -1; Ord. of 11-10-1986, § 1; Ord. No. 2016-16 , 8-8-2016)

Sec. 66-3. - Manufactured and mobile homes.

- (a) *Placement permit.* Every owner of a manufactured home shall apply for and obtain from the city planner or his/her authorized agent a placement permit for such manufactured home prior to placement of the home within the city. The owner of the manufactured home shall pay a fee for such permit as provided for in Appendix F-Fees and Fines. No certificate of occupancy shall be issued for a newly placed manufactured home that has not also been issued a placement permit.
- (b) *Inspection.* Prior to the issuance of a certificate of occupancy for any manufactured home, the home shall pass inspection by a city building inspector licensed as a manufactured home inspector by the state. The owner of the manufactured home shall cause a manufactured home installer licensed by the state to firmly attach the home to the ground by means of a permanent foundation or anchors, and cause any open space beneath the unit to be skirted or enclosed with material approved by the building inspector.
- (c) *License.* The owner of any mobile home or manufactured home that is not placed on a permanent foundation shall obtain an annual license for it. The owner of the mobile home or manufactured home shall pay an annual fee for such license as provided for in Appendix F-Fees and Fines. If such manufactured home is newly moved into the city, the owner of the manufactured home shall obtain the license and shall pay the license fee within seven days of issuance of a certificate of occupancy for the home. Payment of the license fee shall be prorated on a quarterly basis for each fractional part of a year during which the manufactured home is in the city.
- (d) *Conditions for license.* No license for a new manufactured home shall be issued until the home has passed inspection and received a certificate of occupancy as required by this section.
- (e) *Moving within or out of city.* When the owner of a mobile home or manufactured home removes the home from its current site or lot, the owner shall obtain a demolition permit for the removal.
- (f) *Use of city utilities.* Owners of all types of manufactured homes shall coordinate with city departments during the permitting and licensing process regarding the appropriate times to transfer responsibility for utilities and activate service.

Sec. 66-4. - Land lease communities.

- (a) The following regulations shall apply to the maintenance of land lease communities:
- i. *Private road access.* It shall be the responsibility of land lease community owners to maintain all private streets, driveway access to such streets, access to fire hydrants, and access to central mailboxes so as to be clear from obstructions, including but not limited to potholes, snow piles, and debris.
 - ii. *Debris clearance.* It shall be the responsibility of land lease community owners to ensure that all facilities and common areas within the community are kept in good repair and maintained in such a manner as to prevent the accumulation of materials which could cause a fire hazard or would cause insect or rodent breeding and harborage.
 - iii. *Landscaping.* The land lease community owner shall keep the community free of species of weeds or plant growth which are noxious or detrimental to the health of the residents. In addition, the land lease community owner shall maintain, care for, and, if necessary, remove any trees planted within the community that are over 25 feet in height or have a main stem/trunk over 6 inches in diameter. Maintenance shall be performed per standard horticultural practices in accordance with the standards as set forth by the American Association of Nurserymen, and shall not require removal of any plant material normally produced by the tree as part of its lifecycle. The landlord must respect the privacy of tenants and not enter any rented lot to maintain, care for, and/or remove landscaping without the permission of the tenant or an adult resident unless emergency circumstances exist and entry is required to prevent injury to person or damage to property.
 - iv. *Utilities.* The land lease community owner shall keep all water, electrical, plumbing, gas, septic, sewer, and other utilities they provide to tenants in good working order. Stormwater management facilities shall be maintained so as to be free of blockage and to prevent the accumulation of standing water that does not dissipate within 48 hours, except in facilities approved for retention of water. These utilities and facilities shall be repaired within 48 hours of written notification of a maintenance problem, or as soon thereafter as is practicable if a repair within 48 hours is not practicable. Community owners shall coordinate with the City of Dover regarding utility services and equipment.
 - v. *Delegation of maintenance duties.* Maintenance responsibilities may be delegated by the land lease community owner to leaseholders, a homeowner's association, a land lease community operator, or other parties, provided that the delegated party's specific responsibilities are detailed in a rental agreement, property management contract, or other contract as appropriate. The following exceptions apply:

- (1) Maintenance responsibilities delegated to individual leaseholders shall not include physical responsibility over any streets, common areas, or utilities. Community owners may still require payments from leaseholders to contribute to these areas' upkeep.
 - (2) Maintenance responsibilities shall not be delegated if doing so would violate any state laws regulating the content of any of the above types of contracts.
 - (3) Any maintenance responsibilities not specifically delegated shall be retained by the land lease community owner.
- (b) The following regulations shall be the reporting, record-keeping, and licensing requirements of land lease communities:
- i. *Office hours.* To facilitate communication between tenants of the community and the owner, the land lease community owner or operator shall be present at an office within the City of Dover or Kent County, Delaware, accessible to tenants during regular, fixed hours to be communicated to residents and posted at the office. The office hours shall be no less than 20 hours per week, shall include at least five hours before 8:00 a.m. or after 5:00 p.m., and shall not be between the hours of midnight and 7:00 a.m. A 24-hour emergency contact shall also be available to residents.
 - ii. *Receipt for lot payment.* The land lease community operator or owner shall provide a written receipt or electronic receipt at the time a cash payment for rent payment has been made. If a land lease community owner accepts a form of payment other than cash, the community owner shall, within two days, give to the tenant a receipt for that payment. The community owner or operator shall, for a period of three years, maintain a record of all cash receipts for rent.
 - iii. *Homeowner Record.* To assist in keeping city license records and tax records up to date, and to assist in code enforcement, land lease community owners who lease land to two or more persons for home sites shall maintain a record of all persons owning homes on their land, specifying each home's address, the name of the owner of each manufactured home, and each homeowner's address, if different from the home address. This record shall be reported to the city planner before July 1 of each year, and shall also be open for inspection by the city planner at all other reasonable times.
 - iv. *Required license for landowners.* The owner of any land leased out as part of a land lease community shall obtain an annual land lease community operator business license under the provisions of Chapter 26-Businesses, or direct the land lease community operator to obtain this license. Only one business license shall be required per land lease community. The fee for such license shall be based on the total number of lots or home sites in the

community, including both vacant and occupied lots and sites, in accordance with Appendix F - Fees and Fines, Chapter 26-Businesses.

(Ord. No. 2016-16, 8-8-2016)Editor's note— Ord. No. 2016-16, adopted August 8, 2016, in effect repealed § 66-5 and enacted a new § 66-5 as set out herein. Former § 66-5 pertained to duties of mobile home park owners and derived from Ord. of 2-23-1970 and the Code of 1981.

Sec. 66-5. - Real property taxes.

A permanently placed manufactured home as defined in section 66-1, and the lot upon which it is located shall be considered as being real property for purposes of valuation, assessment and taxation in accordance with section 47 of the Charter. Manufactured homes that are not permanently placed shall not be taxed but shall pay the annual license fee required by this chapter in lieu of taxes.

(Code 1981, § 12-2.1; Ord. of 11-10-1986, § 2; Ord. No. 2016-16, 8-8-2016)

Editor's note- Ord. No. 2016-16 , adopted August 8, 2016, in effect repealed § 66-5 and enacted a new § 66-5 as set out herein. Former § 66-5 pertained to duties of mobile home park owners and derived from Ord. of 2-23-1970 and the Code of 1981.

Sec. 66-6. - Enforcement and penalties.

- (a) *Licenses and permits.* Enforcement of licensing and permitting requirements shall be as follows:
 - i. *Obtaining manufactured home licenses.* If the owner of a mobile home or manufactured home not permanently placed fails to obtain or renew the annual license required by this chapter, a fine pursuant to Appendix F-Fees and Fines may be assessed on the owner of the home, if the home has not been removed from the city.
 - ii. *Obtaining placement permits.* An owner of a manufactured home who places their home without obtaining a placement permit to do so shall have the standard penalties imposed for failure to obtain a building permit as outlined in Chapter 22- Buildings and Building Regulations of the Dover Code.
 - iii. *Obtaining land lease community operator business licenses.* A land lease community owner who does not obtain an annual business license as required by this chapter shall have the standard penalties imposed for failure to obtain a business license as outlined in Chapter 26- Businesses of the Dover Code.
- (b) *Land lease community maintenance requirements.* Enforcement of community maintenance requirements shall be as follows:
 - i. Any land lease community owner found to be in violation of the provisions of Section 66-4(a) may be assessed a fine pursuant to Appendix F-Fees and Fines. If required, the City of Dover may perform maintenance to correct the

- violation in the owner's stead, and add the cost of maintenance, including a 15 percent administrative charge, to the fine to be assessed.
- ii. If a land-lease community owner has via rental agreement, property management contract, or other contractual agreement delegated maintenance responsibilities over the portion of the property in violation to a leaseholder or homeowners association, any fines assessed pursuant to subsections 66-6 (b)(i) above shall instead be imposed on that party.
- (c) *Reporting and record-keeping requirements.* Enforcement of reporting and record-keeping requirements shall be as follows:
- i. *Provision of homeowner record.* If the owner of a land-lease community fails to provide a homeowner record before July 1 of the year, a fine pursuant to Appendix F-Fees and Fines may be assessed on the owner of the land-lease community.
- ii. *Provision of office hours.* The City of Dover may inspect the office of a land lease community, and upon finding that hours are not posted, or a representative is not on site during posted office hours, assess a fine pursuant to Appendix F-Fees and Fines. A finding that a land lease community's 24-hour emergency line is not functioning may also be cause to assess the same fine.
- iii. *Provision of receipts.* If a leaseholder requests a receipt for payment of rent from a land lease community owner or operator and does not receive one within two days, the leaseholder may ask the City of Dover to request the same. If a receipt is not provided to the city within an additional 7 days, a fine pursuant to Appendix F-Fees and Fines may be assessed on the owner of the land-lease community.
- (d) *Official notice.* As part of any fine assessed pursuant to Section 66-6, the City of Dover shall give official notice to the violator. Policy and procedures for timing of official notices and fines shall be developed by the Planning and Inspections Department.
- (e) *Action on business licenses.* If violation of any city ordinance by a land lease community is of a nature that the community's business license may need to be suspended or revoked, the procedures given in Chapter 26-Businesses, Article II, Sections 26-59 through 26-65 applying to all city businesses shall be adhered to. Summary action on a business license shall not be taken unless the conduct of the licensee, or any associated agent or employee, is so inimical to the public health, safety, and general welfare as to constitute a nuisance and thus give rise to an emergency. If a community's business license is suspended or revoked, the city shall notify all leaseholders in the community of the city's action within three days.

Sec. 66-7. - Exemptions.

This chapter shall not apply to:

- (1) *Dealers*. Unoccupied manufactured homes located on a dealer's display lot; or
- (2) *Manufactured homes in transit* . Unoccupied manufactured homes temporarily occupying the public right-of-way prior to placement on a lot or home site.

(Ord. of 2-23-1970, § 8; Code 1981, § 12-7; Ord. No. 2016-16, 8-8-2016)

Sec. 66-8. - Preemption and severability.

- (a) In the event of any conflict between the requirements of this ordinance and the requirements of the Delaware Code, Title 25, Chapter 70- Manufactured Homes and Manufactured Home Communities, or Title 24, Chapter 44- Manufactured Home Installation, or any other section of the Delaware Code, the requirements of the state code shall prevail.
- (b) Should any section or provision of this ordinance be decided by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole or any part thereof other than the part so decided to be unconstitutional or invalid.

BE IT FURTHER ORDAINED:

That Appendix B - Zoning, Article 3 - District Regulations, Section 8 - Manufactured housing (MH) zone, be amended to read as follows:

Section 8. - Manufactured housing (MH) zone.[2]

8.1 *Uses permitted*. In a manufactured housing zone, no building or premises shall be used, and no building shall be erected, which is arranged, intended or designed to be used, in whole or in part, for any uses, except the following:

- 8.11 Manufactured homes on individual lots, held in any type of ownership.
- 8.12 Multiple manufactured homes on a lot, provided that:
 - (a) The lot is operated as a condominium, including but not limited to condominiums formed pursuant to 25 DelCode, Chapter 71; or
 - (b) The lot is operated as a land lease community; and
 - (c) There are at least 15 manufactured homes on the lot, or else sufficient home sites for rent or sale on the lot to accommodate 15 manufactured homes. Such home sites need not be expressly delineated but must be improved so as to

be complete and ready for occupancy by a manufactured home. There shall be no mixing of manufactured homes and permanently placed manufactured homes on one lot.

- 8.13 Permanently placed manufactured homes on individual lots, provided that the home and the lot are under common ownership.
- 8.14 Multiple permanently placed manufactured homes on a lot, provided that:
- (a) The lot is operated as a condominium including but not limited to condominiums formed pursuant to 25 DelCode, Chapter 71; or
 - (b) The lot is operated as a land lease community; and
 - (c) There are at least 15 permanently placed manufactured homes on the lot, or else sufficient home sites for rent or sale on the lot to accommodate 15 permanently placed manufactured homes. Such home sites need not be expressly delineated but must be improved so as to be complete and ready for occupancy by a permanently placed manufactured home. There shall be no mixing of manufactured homes and permanently placed manufactured homes on one lot.
- 8.15 One-family detached homes on individual lots, held in any type of ownership.
- 8.2 *Conditional uses.* Conditional uses shall be consistent with those conditionally permitted in the one-family residence zones.
- 8.3 *Accessory uses.* Accessory uses shall be consistent with those permitted in the one-family residence zones, with the following additions and exceptions:
- 8.31 Management facilities. The following shall be permitted accessory to lots providing home sites for multiple manufactured homes:
- (a) Management offices with rooms for the usual office furniture and supplies, limited to one per lot;
 - (b) Storage space for utility connection supplies in quantity, manufactured home accessories and maintenance materials and equipment;
 - (c) Laundry facilities equipped with washing machines and dryers;
 - (d) Community building facilities, including indoor recreation areas;
 - (e) Commercial establishments consistent with uses permitted in the C-1 neighborhood commercial zone, limited to one such establishment per lot;
 - (f) One-family detached homes intended for the use of a manager or caretaker, limited to one such dwelling per lot.

- 8.32 *Accessory home occupations.* Accessory home occupations shall be permitted consistent with the conditions outlined for home occupations in the one-family residence zones, with the exception that no home occupation shall be permitted if not also permitted by the owner of the lot on which the home is sited.
- 8.4 *Uses prohibited .* The following uses are specifically prohibited:
- 8.41 Mobile homes, house trailers, and recreational vehicles as principal uses on a lot. Any such structures or vehicles located within the zone and being used as dwellings shall upon the effective date of this ordinance be deemed non-conforming uses in accordance with article 7.
- 8.42 Any other kind of factory-built housing that does not meet the Manufactured Home Construction and Safety Standards of the U.S. Department of Housing and Urban Development (HUD) Code as approved June 15, 1976, unless it can be demonstrated that such housing is constructed to the standards of the Dover Code of Ordinances, Chapter 22, Buildings and Building Regulations. Any such housing located within the zone and being used as dwellings shall upon the effective date of this ordinance be deemed non-conforming uses in accordance with article 7.
- 8.5 *Minimum occupation length.* No lot or home site within the manufactured housing zone reserved for occupation by a manufactured home shall be leased or occupied for residential use except for periods of 30 consecutive days or more.
- 8.6 *Land lease communities.* The following regulations shall apply to land lease communities within the MH zone:
- 8.61 The entire land area occupied by a land lease community, regardless of the number of home sites or individual lots therein, shall be maintained in single ownership, or if in multiple ownership, under the provisions of the laws of the state dealing with unit properties and condominiums.
- 8.62 *Changes to site plan.* After initial site development plan approval of a land lease community, reapproval for the entire community shall not be required prior to the issuance of building permits for alterations to individual manufactured homes, or their accessory buildings such as storage areas and patios, which, in the judgement of the city planner, do not materially alter the site development plan approval by the planning commission and are requested as adjustments to the individual manufactured home sites or lots leased by an individual family and designed for the convenience and comfort of the individual lessee.
- 8.7 *Performance Standards.* All uses are subject to performance standards as set forth in article 5, section 8.
- 8.8 *Site development plan approval.* Site development plan approval in accordance with article 10, section 2 hereof shall be required prior to the issuance of building permits for the erection or enlargement of all structures and related accessory structures. Such approval shall also be required prior to the issuance of certificates of occupancy for a change of use.

- 8.81 For purposes of preparing a site development plan for approval by the planning commission, and all subsequent improvements, alterations or additions, the applicant shall conform to current submission requirements and site development standards as set forth by the National Fire Protection Association publication 501A, "Standard for Fire Safety Criteria for Manufactured Home Installations, Sites, and Communities." Where applicable, the approving authority shall be the fire marshal's office.
- 8.82 No site development plan proposing the siting of a manufactured home outside of a land lease community shall be approved unless the plan shows the manufactured home is to be permanently placed, as defined in the Dover Code of Ordinances, Chapter 66—Manufactured Homes, Mobile Homes, and Land Lease Communities.
- 8.9 *Maximum density.* The gross residential density in an MH zone shall not exceed six dwelling units per acre.
- 8.10 *Signs.* Signs shall meet the regulations found in Article 5—Supplementary Regulations, Section 4—Supplementary Sign Regulations.

(Ord. No. [2016-16](#), 8-8-2016)

Footnotes:

--- (2) ---

Editor's note— Ord. No. [2016-16](#), adopted August 8, 2016, in effect, repealed § 8 and enacted a new § 8 as set out herein. Former § 8 pertained to similar subject matter and derived from Ord. of 10-13-1981; Ord. of 3-20-1983; Ord. of 3-24-1986; Ord. of 7-10-2000; Ord. of 2-12-2001; Ord. of 4-28-2008(2); and Ord. No. 2010-29, adopted January 10, 2011.

BE IT FURTHER ORDAINED:

That Appendix B - Zoning, Article 12 - Definitions, be amended by inserting the following definition in its correct alphabetical order:

Permanently placed manufactured home means a manufactured home that has been placed upon a permanent, unmovable foundation.

BE IT FURTHER ORDAINED:

That Appendix B - Zoning, Article 12 - Definitions, be amended by replacing the definitions for manufactured home and mobile home as follows:

Manufactured home means a factory-built, single-family dwelling:

- a. Transportable in one or more sections, which is either 8 body feet or more in width and 40 body feet or more in length, or, when erected on site, has more than 400 square feet in living area; and

- b. Designed to be used as a year-round dwelling when connected to the required utilities; and
- c. Manufactured after June 15, 1976, and built in accordance with manufactured home construction requirements promulgated by the federal Department of Housing and Urban Development (The HUD Code).

Mobile home means a factory-built, single-family dwelling:

- a. Transportable in one or more sections, which is either 8 body feet or more in width and 40 body feet or more in length, or, when erected on site, has more than 400 square feet in living area; and
- b. Designed to be used as a year-round dwelling when connected to the required utilities; and
- c. Manufactured before June 15, 1976, and not built in accordance with manufactured home construction requirements promulgated by the federal Department of Housing and Urban Development (The HUD Code). Prior to the HUD code, mobile homes were not subject to uniform construction or safety standards.

BE IT FURTHER ORDAINED:

That Appendix F - Fees and Fines, Chapter 66 - Manufactured Homes, Mobile Homes, and Land Lease Communities be amended to read as follows:

Chapter 66. Manufactured Homes, Mobile Homes, and Land Lease Communities	Fees and Fines
Sec. 66-3. Manufactured and mobile homes	
Subsec. (a) Required fee from homeowner	\$50.00 each one-time placement permit
Subsec. (c) Required fee from homeowner	\$45.00 each license annually
Sec. 66-6 Enforcement and penalties	
Subsec. (a)(i) Failure to obtain manufactured home license	A fine of not less than \$25.00
Subsec. (b)(i) Failure to fulfill maintenance requirements	A fine of not less than \$25.00 in addition to any charges imposed to cover cost of maintenance by the City
Subsec. (b)(ii) Cost of maintenance by the city	\$75.00 per hour for such work that must be done to render the property in

	compliance with Chapter 66 Sec. 66-4, plus a 15% administrative charge
Subsec. (c)(i) Failure to provide homeowner record	A fine of not less than \$25.00 and a penalty fee of ten percent per month shall accrue for each month the homeowner record is not provided.
Subsec. (c)(ii) Failure to provide contact for residents	A fine of not less than \$25.00; the fine may be applied cumulatively or per violation instance
Subsec. (c)(iii) Failure to provide receipt	A fine of not less than \$25.00; the fine may be applied cumulatively or per violation instance

(Ord. No. 2016-16, 8-8-2016)

ADOPTED: SEPTEMBER 24, 2018

SYNOPSIS

The proposed ordinance reorganizes and clarifies a portion of the updates to the Dover Code made in August 2016 through Ordinance #2016-16. The proposed ordinance also brings the updates into compliance with provisions of the Delaware Code related to manufactured housing and rental housing, particularly Title 25, Chapters 53, 55, 70, and 71. The updates affected include requirements for placing and licensing manufactured homes, standards for management and maintenance of land lease communities, taxation, and code enforcement. A distinction is also made between manufactured homes and permanently placed manufactured homes in the Zoning Ordinance.

(Sponsors: Neil and Hugg)

Actions History

- 09/24/2018 - Public Hearing/Final Reading - City Council
- 09/10/2018 - Ordinance #2018-01 Lifted from the Table/Scheduled Public Hearing/Final Reading of Staff Substitute #1 with Planning Commission Amendment #1 for September 24, 2018 – City Council
- 04/09/2018 - Tabled by City Council
- 03/19/2018 - Tabled by Planning Commission
- 02/26/2018 - First Reading - City Council
- 02/13/2018 - Introduced - Council Committee of the Whole/Legislative, Finance, and Administration Committee