

ORDINANCE 2016-02

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE TOWN OF PATAGONIA, ARIZONA, AMENDING TOWN CODE CHAPTER 13 “FLOOD DAMAGE PREVENTION” BY AMENDING SECTION 13-5-5 “STANDARDS FOR MANUFACTURED HOMES” TO ADOPT THE FEMA EXCEPTION TO MANUFACTURED HOME ELEVATION STANDARDS

BE IT ORDAINED by the Mayor and the Council of the Town of Patagonia, Arizona, as follows:

Section 1: Town Code Chapter 13 Flood Damage Prevention is hereby amended by adopting amended Section 13-5-5 “Standards for Manufactured Homes,” which shall read as follows (additions indicated by CAPITALS):

Sec. 13 – 5 – 5 Standards for Manufactured Homes

EXCEPT AS PROVIDED IN SUBSECTION (C) BELOW, all manufactured homes that are placed or substantially improved shall:

A. Be elevated so that the bottom of the structural frame or the lowest point of any attached appliances, whichever is lower, is at or above the regulatory flood elevation; and

B. Be securely anchored to an adequately anchored foundation system to resist flotation, collapse or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state and local anchoring requirements for resisting wind forces.

C. IF THE MANUFACTURED HOME WAS LOCATED IN A MOBILE HOME PARK OR SUBDIVISION ON AUGUST 3, 1984 AND HAS NOT BEEN DAMAGED BY A FLOOD TO MORE THAN FIFTY PERCENT OF ITS VALUE BEFORE THE FLOOD, THEN AS AN ALTERNATE STANDARD TO SUBSECTIONS (A) AND (B) ABOVE, THE MANUFACTURED HOME MAY BE REPLACED WITH ANOTHER MANUFACTURED HOME THAT HAS A CHASSIS SUPPORTED BY REINFORCED PIERS OR OTHER FOUNDATION ELEMENTS OF EQUIVALENT STRENGTH THAT ARE NOT LESS THAN THIRTY-SIX INCHES IN HEIGHT ABOVE GRADE AND THAT ARE SECURELY ANCHORED TO AN ADEQUATELY ANCHORED FOUNDATION SYSTEM TO RESIST FLOTATION, COLLAPSE AND LATERAL MOVEMENT.

Section 2: This Ordinance shall take effect thirty days after adoption.

Section 3: In the event any provision in this ordinance is held invalid by any court of competent jurisdiction, the remaining provisions in this ordinance shall be deemed severable and shall remain in full force and effect.

Section 4: The Town Clerk is directed to publish the text of this Ordinance in a newspaper of general circulation for two (2) consecutive weeks after its effective date, and further to post a copy of this Ordinance in three (3) or more public places within the Town.

PASSED AND ADOPTED BY THE MAYOR AND COUNCIL OF PATAGONIA, ARIZONA, this ____ day of August, 2016.

R.E. "Ike" Isakson., Mayor

ATTEST:

David Teel, Town Clerk

APPROVED AS TO FORM:

Michael J. Masee, Town Attorney