

RESOLUTION NO. R 016 73

WHEREAS, it has come to the attention of the Sussex County Council that dwelling structures which are essentially mobile and of the mobile home type of structure are presently being constructed in such a manner as to circumvent the prohibition against the placement of mobile home structures in zoning districts in which mobile homes are not normally allowed to be placed; and

WHEREAS, that in order to preserve the meaning and intent of the County zoning regulations and to preserve and protect property values, the County Council deems it necessary to declare the following Moratorium:

BE IT HEREBY RESOLVED that the Planning and Zoning Director is instructed not to issue any further permits for the placement of such mobile-type structures in any district other than a district where mobile homes can be lawfully placed at the present time, provided, this Moratorium shall not prohibit the movement of housing components by vehicle, where the completed dwelling unit is at least 24 feet in width and would otherwise qualify under zoning regulations for placement as a single family detached residence; and

That this Moratorium shall continue until such time as the Planning and Zoning Commission may propose and enact explicit regulations setting forth design standards or definitions sufficient to distinguish mobile-type structures from a single family residence of a non-mobile character and giving the Planning and Zoning Commission the power to determine, as a factual matter, whether a new or different housing structure is, when all the facts are considered, essentially a mobile or a non-mobile home.

The Director of the Planning and Zoning Office is directed to carry out the terms of this Moratorium until such time as such regulations are proposed and adopted or until suspension

of this Moratorium by the County Council, whichever shall occur sooner.

I DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF RESOLUTION NO. R 016 73 PASSED BY THE COUNTY COUNCIL OF SUSSEX COUNTY ON THE 14TH DAY OF AUGUST, 1973.

Emogene P. Ellis
EMOGENE P. ELLIS
CLERK OF THE COUNTY COUNCIL