

**ORDINANCE 533**  
**CITY OF COLLINS REGULATING AND RESTRICTING THE USE OCCUPANCY, LOCATION AND PLACEMENT OF**  
**MODULAR HOMES, MOBILE/MANUFACTURED HOMES AND PORTABLE BUILDINGS**

**BE IT ORDAINED** by the Mayor and Board of Aldermen of the City of Collins, Mississippi, as follows:

Manufactured and/ or Mobile Home that do not have a H.U.D. Certification Label (tag) affixed to the Manufactured and/or Mobile Home cannot be permitted for occupancy by the City of Collins, Mississippi. New or Used Manufactured, Mobile and/ or Modular Homes over five (5) years of age cannot be permitted by the City of Collins, Mississippi.

**LOT SIZE:**

Only one (1) modular (mobile/manufactured) home per city lot, whether original survey or subdivision shall be allowed. On land not platted in a subdivision or original survey, only one (1) modular (mobile/manufactured) home per one acre shall be allowed. Any covenants in place will be followed by the city.

**SETBACKS AND OPEN SPACE:**

There shall be a minimum of fifteen (15) feet of space in all directions between a modular (mobile/manufactured) unit and any permanent building. For the purpose of this section, covered patios, carports or individual storage buildings shall not be considered as permanent buildings, provided that no such patio roof, carport or storage building shall be located closer than five (5) feet to any lot line.

Modular (Mobile/Manufactured) homes shall be located at least fifteen (15) feet from any side or rear property line and at least twenty (20) feet from any front property line.

Modular (Mobile/Manufactured)) homes shall be located at least fifteen (15) feet from any parking areas.

Individual modular (mobile/manufactured) homes may have open, unenclosed or roofed patios or carports of metal, fiberglass or other material, provided such structures follow the setback and spacing requirements established herein.

**MODULAR AND/OR (MOBILE/MANUFACTURED) HOME FOUNDATION:**

All modular and/or (mobile/manufactured) home shall be placed on a foundation required 42 U.S. Code 5401 ET Sec. and the State of Mississippi Fire Marshal Rules and Regulations MH-5 Section 25-42-1 Mississippi Code 1972 revised November 2009, Sect. V1 Installation Standards, A (1) (a) Requires site preparation to be completed either by the Retailer, Developer, Installer/ Transporter, After which request for inspection be made to the State Fire Marshal's Office. The wheels and hitching tongue shall be removed.

**INSTALLATION OF MODULAR (MOBILE/ MANUFACTURED) HOMES**

Modular and/or (Mobile/ Manufactured) homes must be installed by a licensed installation/transporter licensed by the State Fire Marshal's Office and tied down properly in order to make sure that the modular (mobile/manufactured) home remains stable during a storm. All modular (mobile/manufactured) homes must be installed/tied down according to one of the following means:

- a. As described in the installation manual that came with the modular (mobile/manufactured) home or
- b. If no manual is available then use minimum standards available from the State Fire Marshal's office.
- c. Modular (Mobile/Manufactured) homes installed in the City of Collins, Mississippi, shall not be constructed 5 years earlier than date of permit application.

**INSTALLATION OF PORTABLE BUILDING**

All Portable Buildings are required to be tied down or anchored properly in order to make sure that the portable building remains stable during a storm.

**INSPECTIONS:**

No Modular (Mobile/Manufactured) home or Portable Building shall be located within the city limits of the City of Collins, Mississippi until an inspection has been done by the Public Works Director. Modular (Mobile/Manufactured) homes located outside the city limits will be charged an inspection travel fee in the amount of \$40 payable to the City of Collins. Travel to inspect shall not be more than forty (40) miles one way.

**STORAGE:**

No space beneath any modular (mobile/manufactured) home shall be used for any storage other than the unit wheels, tires and garden tools unless the storage area of such unit is surfaced with concrete or asphalt.

**SKIRTING:**

Skirting shall be installed around the entire perimeter of the modular and/ or (mobile/manufactured) home unit with adequate access provided for inspections. The skirting shall prevent all visual, animal and human access underneath the modular (mobile/manufactured) home.

Skirting shall be tailored skirting for the modular (mobile/manufactured) home. Wood, lattice, or tin shall not be allowed as skirting.

Skirting violations at any time will be subject to disconnection of utility services and a fine amount.

**TEMPORARY UTILITY SERVICES**

The city will set temporary utility services for thirty (30) days to give the owner time to comply with the city's regulations pertaining to skirting. Upon the 31<sup>st</sup> day Public Works Director will inspect the modular (mobile/manufactured) home and if

the owner has failed to comply with the requirements of this ordinance the utility services will be disconnected and fined until all requirements of this ordinance have been met.

**MODULAR (MOBILE/MANUFACTURED) HOME OCCUPANCY:**

Modular (Mobile/ Manufactured) homes shall be occupied as a one family dwelling only. Such use as a one family dwelling shall be limited to the owner of the real property upon which the modular (mobile/manufactured) home is to be situated or spouse, child, mother, father, brother, sister, grandchild of the owner of said real property. Any Special/Conditional Use for care taker use may be approved by the City Board of Aldermen of the City of Collins, Mississippi. An application for care taker status must be accompanied by a statement from a physician or other medical care organization.

**UTILITIES:**

Modular (Mobile/ Manufactured) homes shall be connected to all utilities in the same manner as a permanent residence so that all connections are sanitary, safe and do not create nuisance.

**911 ADDRESS:**

A 911 address must be provided to the City Clerk before utility services can be connected.

**Tax Registration:**

A copy of the owners tax registration of the modular (mobile/manufactured) home from the Covington County Tax Assessor must be provided to the City Clerk before utility services can be connected.

**EFFECTIVE DATE OF OCCUPANCY:**

All modular (mobile/manufactured) homes approved by the Board of Aldermen of the City of Collins shall comply with the requirements of this Ordinance within thirty (30) days after arrival. This includes connections to any and all the utility services.

All modular (mobile/manufactured) homes approved by the Board of Aldermen of the City of Collins that have not been situated upon the real property and requirements of this Ordinance have not been completed with ninety (90) days after the approval by the Board of Aldermen of the City of Collins shall be null and void as of the ninety first (91) day unless a request for extension has been made to the City Clerk in writing to be presented at the next Regular scheduled Board of Aldermen meeting requesting a onetime extension of thirty (30) days. In such event, no modular (mobile/manufactured) home shall be placed upon the same property unless and until another application has been filed with the City Clerk and approved by the Board of Aldermen of the City of Collins, Mississippi.

**EXISTING MODULAR (MOBILE/MANUFACTURED) HOME OWNERS**

When a modular (mobile/manufactured) home owner request to move an existing modular (mobile/ manufactured) home from its location due to replacing the existing modular (mobile/manufactured) home with another modular (mobile/manufactured) home the following must be agreed upon by the owner of the modular (mobile/manufactured) home.

1. The modular (mobile/manufactured) home must be placed back in the same location.
2. The modular (mobile/manufactured) home owner will be given thirty days (30) to remove the existing modular (mobile/manufactured) home.
3. The replacement modular (mobile/manufactured) home cannot be over five (5) years of age.
4. The modular (mobile/manufactured) home owner will need to provide proof of Tax registration with the County Tax Assessor.
5. The Public Works Director will inspect the modular (mobile/manufactured) home on the 31<sup>st</sup> day and if the existing mobile home has not been removed the utility services will be disconnected and the owner of the modular (mobile/manufactured) home will be fined.

**Penalty:**

Any person violating any provisions of this Ordinance may be fined up to One Thousand Dollars (\$1,000.00) with the fine amount to be set by municipal court judge upon conviction and subsequent offenses.

The City Clerk shall furnish a copy of this Ordinance to each person making application to locate a modular (mobile/ manufactured) home in the City of Collins.

That this Ordinance shall be in full force and effect from and after its passage, the public welfare requiring the same.

That all prior Ordinances in conflict herewith be and the same are hereby repealed.

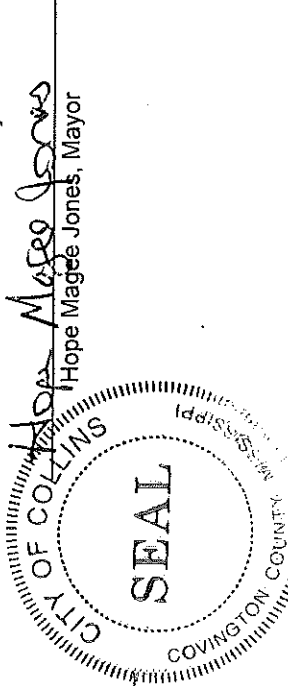
Whereupon the above Ordinance was reduced to writing, read and considered paragraph by paragraph, and section by section and then as a whole at this regular meeting of the Mayor and Board of Aldermen on March 17, 2026 and after the discussion thereof, **Alderman Buffington** moved that **Ordinance 533** be adopted, which motion was duly seconded by **Alderman Anderson** was submitted for a vote of all Aldermen present and voting and the following vote was recorded, to-wit:

	<b>VOTING AYE:</b>	<b>VOTING NAY:</b>	<b>ABSENT:</b>
Alderman Magee	Yes	None	None
Alderman Thompson	Yes		
Alderman Buffington	Yes		
Alderman Pipkins	Yes		
Alderman Anderson	Yes		

WHEREUPON, the Mayor declared the Ordinance duly adopted and enacted on this the 17<sup>th</sup> day of March 2026.

Attest:  
*Suzette Davis*  
Suzette Davis, City Clerk

STATE OF MISSISSIPPI  
COUNTY OF COVINGTON  
CERTIFICATE



Hope Magde Jones, Mayor

I, Suzette Davis, City Clerk in and for the City of Collins, Mississippi, do hereby certify that the above and foregoing is a true and correct copy of ORDINANCE 533 ADOPTED BY THE Mayor and Board of Aldermen at its Regular Meeting of March 17, 2026, and is duly of record in the office of the City Clerk, City Hall, 300 Main Street, Collins, Mississippi, in Minute book #27.

Witness my Signature and Official Seal of Office on the 17<sup>th</sup> day of March 2026.

Suzette Davis, City Clerk  
City of Collins, Mississippi

Publish One Time: April 1, 2026

