

ORDINANCE NO. 2601
DWELLING ORDINANCE

Ordinance of the Mayor and Board of Aldermen of the Town of Mantee, Webster County, Mississippi, to replace the 2011 ordinance of the same topic (#1101) to govern dwellings within the town limits.

SECTION 1. PURPOSE

The purpose of this ordinance is to establish minimum standards for dwellings within the Town of Mantee in order to protect public health, safety, welfare, and property values and to promote orderly development.

SECTION 2. DEFINITIONS

For purposes of this ordinance, the following definitions shall apply:

Permanent Dwelling

A structure intended for full-time residential occupancy, permanently affixed or underpinned, with all transit components removed, connected to required utilities, and meeting all structural and occupancy requirements of this ordinance. Permanent dwellings may only include new residential construction, manufactured homes, mobile homes, modular homes, and tiny homes.

Temporary Dwelling

A structure or unit intended for short-term or seasonal occupancy, including campers, recreational vehicles, or similar movable units, which is not placed on a permanent foundation and retains transit or towing capability.

Tiny Home

A residential structure containing less than six hundred (600) square feet of heated living area.

Short-Term Rental

A dwelling or structure rented or leased for periods of less than thirty (30) consecutive days.

SECTION 3. APPLICABILITY AND APPROVAL

This ordinance shall apply to any structure intended to be inhabited (ie, dwelling), whether temporarily or permanently, within the corporate limits of the Town of Mantee.

No dwelling shall be placed, occupied, or used without prior approval of the Mayor and Board of Aldermen and compliance with the provisions herein. To obtain approval, the property owner shall provide the following items to the Board of Alderman at one of their regularly scheduled meetings: (1) a valid deed or proof of ownership of property in which the dwelling is to built, placed or erected; (2) a building permit that includes, but is not limited to, a basic description of the dwelling and acknowledgement of all dwelling requirements described herein; (3) proof that the dwelling was or will be constructed in accordance with a nationally recognized building code and any other applicable state or federal safety and durability code; and (4) proof of adherence to all applicable water, sewer, and septic regulations (see Section 6).

SECTION 4. PERMANENT DWELLING REQUIREMENTS

All permanent dwellings shall meet the following minimum requirements:

4.1 The dwelling shall be structurally sound and suitable for residential use.

4.2 The dwelling shall be anchored, placed, or constructed in a manner consistent with accepted residential construction standards. In particular, all modular and tiny homes shall be installed on a permanent foundation consisting of a concrete slab or equivalent engineered base, in accordance with applicable building codes and manufacturer specifications.

4.3 The dwelling shall comply with all applicable health, safety, and sanitation regulations.

4.4 Each dwelling shall have a separate water service connection approved by the Town of Mantee Water Department and/or the Mantee Water Association, as applicable.

4.5 Dwellings shall not be designed or constructed to resemble utility sheds, portable buildings, recreational vehicles, storage containers, or the like. The exterior appearance of manufactured homes, modular homes, tiny homes and the like shall be consistent with the character of surrounding residential structures, including siding, roofing, and skirting/underpinning materials.

4.6 The dwelling shall have a pitched roof constructed of conventional residential roofing materials.

4.7 All running gear, axles, wheels, tongues, or other transit components shall be removed prior to occupancy. The dwelling shall not retain the appearance or function of a movable unit once installed.

4.8 The dwelling shall be properly underpinned.

4.9 The heated living area shall be sufficient to safely accommodate occupants.

4.10 No dwelling shall be occupied by more than one family, or by more than two unrelated adults, plus their children and/or grandchildren.

SECTION 5. MINIMUM SIZE AND ACREAGE STANDARDS

5.1 All permanent dwellings shall contain a minimum of three hundred ninety (390) square feet of heated living area, exclusive of porches, garages, carports, and similar non-living spaces.

5.2 Only one permanent or temporary dwelling shall be allowed per acre of land.

5.3 The Mayor and Board of Aldermen may approve exceptions to minimum size and acreage standards for the following, provided such structures meet all health and safety requirements and are not used as permanent residences:

- Short-term rental properties
- Special-use or seasonal developments

5.4 Land developments and/or Home Owners Associations consisting of single-family permanent dwellings must also meet these minimum size requirements and must meet all health, safety, water, sewer/septic requirements. Any such developments are required to provide a plat map of the development prior to approval.

SECTION 6. WATER AND SEWER REQUIREMENTS

6.1 All new dwellings, whether for temporary or permanent use, shall comply with all applicable rules, policies, and requirements of the Mantee Water Association, the Town of Mantee Water Department, and any applicable county or state health and sewer/septic regulations.

6.2 No dwelling shall be approved for occupancy unless water and sewer/septic service is provided in accordance with these requirements.

SECTION 7. TEMPORARY DWELLING REGULATIONS

7.1 Campers, recreational vehicles, and similar movable units shall not be used as permanent dwellings within the town limits.

7.2 Campers or recreational vehicles may be permitted for temporary or seasonal use within the Mantee Town Limits only upon approval by the Mayor and Board of Aldermen.

7.3 Temporary use shall not establish residency or permanent occupancy rights.

SECTION 8. TEMPORARY HOUSING FOLLOWING DISASTER

Temporary housing units may be permitted following natural disasters or emergencies for a limited period of time, subject to approval by the Mayor and Board of Aldermen. Such approval shall specify duration and conditions of use.

SECTION 9. PENALTIES

Any person violating this ordinance shall be fined not less than twenty-five dollars (\$25). Each day of violation shall constitute a separate offense.

SECTION 10. ENFORCEMENT

This ordinance shall be enforced by the Mayor or the Mayor's designee.

SECTION 11. SEVERABILITY

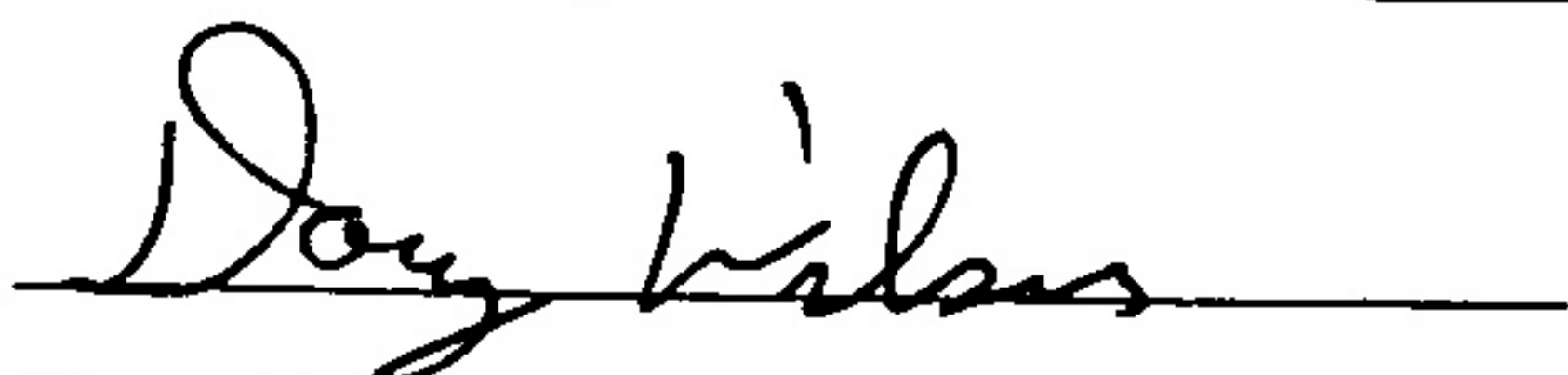
If any section, clause, or provision of this ordinance is declared invalid, such invalidity shall not affect the remaining provisions.

SECTION 12. EFFECTIVE DATE

This ordinance shall take effect upon adoption.

The above and foregoing Ordinance, after having been first reduced to writing was introduced by Alderman Tanner Roberson, seconded by Alderman Jeff Johnson and was adopted on March 2, 2026, by the following roll call vote:

	Aye	Nay	Absent
Alderman Andrew Bigham	_____	_____	<u>X</u>
Alderman Christy Buckner	<u>X</u>	_____	_____
Alderman Jeff Johnson	<u>X</u>	_____	_____
Alderman Tanner Roberson	<u>X</u>	_____	_____
Alderman Jimmy Stevens	<u>X</u>	_____	_____


Mayor Doug Wilson

ATTEST: 
Courtney Scerbak, Town Clerk