

**Not Codified**

**Chapter 17.34**

**MANUFACTURED HOME SITING STANDARDS**

**Sections:**

- 17.34.010 Purpose.**
- 17.34.020 Definitions.**
- 17.34.030 Siting standards.**
- 17.34.040 Other provisions.**

**17.34.010 Purpose.**

To establish siting criteria for manufactured homes used for residential purposes outside of mobile home parks when the manufactured home is situated on property not included in a manufactured home combining district. (Ord. 623 § 1.2, 1997: Ord. 617 § 1.1 Exh. A (part), 1996)

**17.34.020 Definitions.**

- A. Manufactured home: See Section 17.08.030.
- B. Mobile home: see Section 17.08.030.
- C. Recreation vehicle: see Section 17.08.030. (Ord. 623 § 1.2, 1997: Ord. 617 § 1.1 Exh. A (part), 1996)

**17.34.030 Siting standards.**

Manufactured homes may be placed on lots with a zoning land use classification that allows single-family dwellings if such lots do not have a manufactured home combining district zoning classification, provided that:

- A. Plans, elevations and a copy of the manufacturer's set-up manual shall be submitted to the Building Department prior to the issuance of a placement permit.
- B. The unit must meet all setback requirements of the zoning district when placed on a lot.
- C. The unit must have been manufactured within six (6) years of the date of the application for the installation.
- D. All components of the towing system, such as tongue, hitch, axles and wheels must be removed.
- E. The foundation must meet the current local, state and federal standards, and in no case shall it be less than required by the manufacturer, and in every case there must be a continuous perimeter block or concrete foundation stemwall which shall be a minimum 28 inches in height measured from the top of the footing to the top of the stemwall, not including the mudsill, and all footings must have a frost depth not less than 24 inches.
- F. The blocking and tie down apparatus must meet the current local, state and federal standards, but in no case may it be less than required by the manufacturer.
- G. Corrugated or ribbed metal exterior siding with a galvanized or gloss finish is prohibited.

H. The exterior siding or covering material must extend over the top of the foundation or perimeter cover (skirting).

I. All main structures must have a pitched roof of no less than 3:12 and must be roofed with shingles, tiles or colored corrugated or ribbed steel roofing of number 30 galvanized steel gauge, or heavier.

J. The finished floor of the unit must be 12 inches or more above the surrounding ground level; provided, however, the requirements of this section are superseded to the extent this section conflicts with applicable state law or regulation. A variance from the requirement of this section may be permitted due to the topography of the lot upon which the unit is located.

K. The unit must be aesthetically compatible with surrounding development when installation is complete.

L. The unit must be multi-sectioned (double-wide or larger).

M. The unit must be used only for residence purposes.

N. The unit must be converted to real property, registered with the County Assessor and taxed as real property.

#### **17.34.040 Other provisions.**

A. Mobile homes now established on any lot, tract, or parcel of land within the city, and not permitted under the provisions of this chapter, are declared a nonconforming use.

B. A mobile home of nonconforming use may be replaced with a new or improved mobile home within forty-five days of removing the original unit.

C. Nothing contained herein shall be deemed to prohibit the storage of a recreational vehicle on the premises of its owner when not used for dwelling or sleeping purposes; however, such storage will not be allowed in the required front yard area.

D. Upon recommendation by the planning commission and concurrence by the city council, a mobile home may be allowed to be utilized as a temporary residence at a residential construction site for a nonrenewable period of up to one hundred twenty days.

E. No manufactured homes/mobile homes will be allowed in any area where CC and R's (Covenants, Conditions & Restrictions) state they are prohibited. (Ord. 617 § 1.1 Exh. A (part), 1996)