

Chapter 17.54

MANUFACTURED HOME SITING CRITERIA

Sections:

17.54.010 Purpose.

17.54.020 Conformance.

17.54.030 Criteria.

17.54.010 Purpose.

The purpose of this chapter is to establish standards and regulations governing the approval and location of manufactured housing within the county outside of those areas that presently have TR overlays or permit mobile homes as defined prior to 1976, as-of-right. It is the intent of this chapter to allow a mix of housing types. However, this should occur in a manner which will not adversely affect existing neighborhoods. For this reason, standards have been set that will regulate the appearance of the manufactured home allowing only those that are acceptably similar in appearance to site-built dwellings on individual lots in all residential zoning districts.(Ord.10-3-88C § 1(1.1): Ord. 2-16-88A § 1)

17.54.020 Conformance.

Any modular building or any building constructed using more than one modular component shall conform to the standards set forth in the National Manufactured Housing Administration and Safety Acts of 1974, as amended. (Ord.10-3-88C §1(l):Ord. 2-16-88A § 1)

17.54.030 Criteria.

Manufactured homes may be placed on lots zoned for single-family dwellings provided that:

- A. When placed on a lot, the unit must meet all setback requirements of the zoning district.
- B. Plans and elevations are submitted prior to the issuance of a placement permit;
- C. The foundation meets the current FHA and VA standards, but in no case will it be less than required by the manufacturer. Finished floor will be no higher than fifteen (15) inches above surrounding ground level;
- D. Tie downs will conform to current FHA and VA standards;
- E. The exterior covering material extends over the top of the crawl space enclosure;
- F. All components of the towing system such as tongue, hitch, axles and wheels must be removed;
- G. The exterior siding may be of wood plywood, particle board or similar materials. Aluminum, steel or vinyl siding in four-inch, six-inch, eight-inch or ten-inch widths is permitted as long as it is installed horizontally. Corrugated or ribbed metal siding with a galvanized or gloss finish is prohibited;
- H. All main structures will have a pitched roof of no less than 3:12 and shall be roofed with shingles or tiles. Colored, ribbed steel roofing of thirty gauge, or heavier, may also be used;

- I. Roofs shall have a an eave/overhang on all sides;
- J. The unit will be multisectioned;
- K. The unit will be occupied only as a single-family residence;
- L. The unit must be registered with the county assessor and taxed as real property;
- M. When completed, the unit will be aesthetically compatible with surrounding developments;
- N. No manufactured or mobile homes, trailers, recreational vehicles, or busses shall be converted to or used for storage, accessory buildings or other nonresidential uses without first obtaining a conditional use permit;
- O. The unit to be located under this section shall have been constructed subsequent to January 1, 1986. (Ord. 2-20-98A § 1; Ord. 9-2-97B § 1 (part); Ord. 8-19-96F § 1 (part): Ord. 10-3-88C § 1(II); Ord. 2-16-88A § 1)