

Chapter 16.80

MANUFACTURED OR MOBILE HOME SUBDIVISIONS

(Ord. 890 section 58, 193)

Sections:

16.80.010 Treatment as planned unit development applications.

16.80.020 Surrounding development.

16.80.030 Minimum standards.

16.80.010 Treatment as planned unit development applications.

All manufactured or mobile home subdivisions, as defined in this title, are treated as planned unit development applications. This insures an adequate design review process for this type of development which may occur in any residential zone. (Ord. 890 section 59, 1993; Ord. 740 section 10.5.80[part], 1984)

16.80.020 Surrounding development.

Although it may warrant special conditions of approval in terms of exterior appearance, the nature or value of surrounding development shall not be the basis of denial of an application for a manufactured or mobile home subdivision. (Ord. 890 section 60, 1993; Ord. 740 section 10.5.80 (A), 1984)

16.80.030 Minimum standards.

The following minimum standards shall be applied to all manufactured or mobile home subdivisions:

- A.** Mean average lot size to be at least eighty-five percent of that normally required for single-family dwellings within the zone, with no lots smaller than sixty-eight percent of that normally required.
- B.** Any conventional residential units (i.e., not manufactured or mobile homes) to be constructed within the subdivision are to be located on lots of at least seven thousand square feet.
- C.** All units are to be placed on, and securely fastened to, permanent foundations meeting city Building Code requirements.
- D.** All units are to be fully skirted in a manner which obscures the undercarriage of the structure. Such skirting is to be of a material which matches or reasonably compliments the siding of the unit. The commission may require site preparation such that the frames of the mobile homes are not elevated above the surrounding ground level, unless they are attached to a permanent lower floor.

E. Adequate storage areas are to be provided. The commission may require the construction of separate storage buildings on each lot within the development or the construction of a single storage area for the use of the entire subdivision.

F. Setbacks may be reduced to a minimum of five feet, except along the perimeter of the development and along any public street, in which cases a setback of twenty feet shall be maintained. The commission may use its discretion to allow for some variation in building orientation from lot to lot to increase visual variety.

G. A minimum of twenty percent of the total area shall be landscaped, including a strip at least twenty feet in width along the perimeter of the development.

H. A site-obscuring fence not less than four, nor more than six feet in height shall be constructed around the perimeter of the development, other than those areas where a reduced height is required for vision clearance on street frontage.

I. Water line sizing and fire hydrant locations shall be established by the supervisor of the water department and the Fire Marshal.

J. The commission may set special conditions of approval for the lots on the perimeter of the development to assure that they are aesthetically pleasing. Such conditions may include:

1. Requiring that the larger lots be located along the perimeter;
2. Requiring all units to have pitched roofs, lapped siding, composition shingle or shake roofs, double-wide construction or similar requirements to assure compatibility with nearby developments which may or may not include manufactured or mobile homes. (Ord. 890 section 61 1993; Ord. 740 section 10.5.80 (B), 1984)