

Chapter 20.28

R-3M RESIDENTIAL MANUFACTURED HOME PARK DISTRICT

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20.28.010 **Purpose.** The purpose of the R-3M district is to provide a zoning district exclusively for manufactured and mobile home parks and to enable zoning to conform to general planned densities. For purposes of this chapter, "Manufactured Home Park" is defined as any development of real property, within the City providing space for occupancy of two (2) or more manufactured homes as defined in Chapter 20.09.285 and/or mobile homes as defined in Chapter 20.09.290 and complies with the standards as designated on the data plate and with all the provisions of the Manufactured Housing Construction and Safety Standards in effect at the time of its construction and constitutes not less than 720 square feet of interior habitable room. (Ord. 774, March 2004; Ord. 765, September 2003; Ord. 704, April, 2000; Ord. 628, August 1995.)

20.28.020 **Permitted Uses.** The following uses are permitted, subject to conformance with applicable regulations stated below, and elsewhere in this Title:

- A. Mobile home parks.
- B. Dwellings and building when appurtenant to the mobile home park only.
- C. Accessory uses and structures related to any permitted use, except home occupation.
- D. Offices, restrooms, laundry, storage and recreational facilities, clubhouse, and similar uses appurtenant to the mobile home park residents only.

- E. The sale of items related to the maintenance and operation of manufactured and mobile homes within the park, or the residents thereof, provided:
 - 1. There are no signs advertising said sales on the external boundaries of the mobile home park.
 - 2. The facilities for said sales are located within the interior area of the mobile home park site. (Ord. 774, March 2004; Ord. 765, September 2003.)

20.28.030 **Conditional Uses.** The following uses are permitted subject to approval of a conditional use permit:

- A. Home occupations.
- B. Public and quasi-public uses related to the district.
- C. Nursery schools and family child day care centers.
- D. Recreational Vehicle Park. (Ord. 765, September 2003.)

20.28.040 **Minimum Development Standards.** The following are the minimum development standards for the R-3M district:

- A. There shall be a minimum ten-foot setback from all interior property lines. Public street frontage setback shall be not less twenty-five (25) feet from the property line.
- B. Spacing of manufactured/mobile homes. There shall be a space of not less than twenty (20) feet between manufactured/mobile homes located side-by-side and parallel. The spacing between manufactured/mobile homes located end-to-end shall be not less than twenty (20) feet; provided, however, where the center line, as extended, of one unit does not extend through the adjacent unit, the spacing between the two units shall not be less than ten (10) feet. There shall be not less than ten (10) feet between any manufactured/mobile home and any cabana, carport or other similar accessory structure related to another manufactured/mobile home nor between any manufactured/mobile home and any permanent structure. The average distance between adjacent angular manufactured/mobile homes shall be not less than twenty (20) feet with the closest point being no less than ten (10) feet. Each site shall be equipped with a storage shed not less than sixty (60) square feet of storage space. Each space shall be identified by a number, which shall be displayed with sufficient size and location to be readily visible from the adjacent roadway.

- C. Each manufactured/mobile home shall be serviced by at least one thirty (30) foot wide roadway to provide for two moving lanes of traffic and a three (3) foot delineated pedestrian walkway. Where on-roadway parking is desired, the roadway width shall be increased accordingly.
- D. All roadways and parking areas shall be improved with asphalt, bituminous surface treatment, or comparable permanent dust-free material, in accordance with Sections 20.57.010 through 20.57.130.
- E. All street frontage setback areas shall be landscaped and maintained.
- F. Landscaping and Fencing. A detailed landscape plan shall be required and include:
 1. The location and materials of all fencing.
 2. All plantings including the size, location, species name and method of irrigation.
 3. Existing trees or significant plant groupings that are intended to remain.
 4. Sight-obscuring buffer between the manufactured/mobile home park and any residential district except Agricultural Suburban.
 5. Perimeter ground cover landscaping consisting of not less than five-foot width and established vision triangle requirements for driveways and intersections.
 6. Individual space landscaping, common areas and open space.

Sight-obscuring buffer shall consist of opaque material fencing or a solid landscape screen which shall consist of an evergreen or nearly evergreen mixture of shrubs, bushes or trees that produce a dense, sight-obscuring screen at least six-feet in height within three years of planting. Berms may be included as a sight-obscuring barrier to a maximum berm height of five feet planted on both sides with evergreen or nearly evergreen shrubs or bushes so that the total height of landscaping and berm will be at least six feet within three years of planting, and the top of the berm plantings form a dense, sight-obscuring screen within the same three-year period.

Fencing materials and standards shall be consistent with BCMC 20.51.050 and 20.51.060.
- G. Site plan approval is required prior to the initial construction of any manufactured/mobile home park and prior to any substantial changes thereto, or to any existing manufactured/mobile home park. (Ord. 1004, July 2019; Ord. 888, Aug. 2011; Ord. 765, Sept. 2003; Ord. 628, Aug. 1995).

20.28.050 **Off-Street Parking.** There shall be provided two off-public-street parking spaces for each mobile home space. (Ord. 765, September 2003.)

20.28.060 **Roadway.** Every roadway within the mobile home park shall be named and the names clearly posted. Every mobile home shall have a number which will be clearly visible from the roadway at all times. (Ord. 765, September 2003.)

20.28.070 **Expansion or Alterations of Existing Mobile Home Parks.** Any mobile home park existing or approved at the time of adoption of the ordinance codified herein may be enlarged; provided all codes and ordinances of the city are complied with for that portion to be enlarged; provided, however, that prior to any enlargement or addition of a mobile home park within any R district, a change of zone to R-3M shall be applied for and approved for the existing mobile home park and any enlargement or addition thereto. Where there is proposed an alteration of an existing park to the extent of affecting fifty percent or more of the area of the existing park, when such alteration is carried on or planned for a period of up to five years, then such proposed alteration shall be in conformance with all codes and ordinances of the city. (Ord. 765, September 2003.)

20.28.080 **Additional Requirements.**

- A. No manufactured, mobile or module home, or any addition or accessory building thereto, may be placed upon a lot in any R-3M District without first obtaining a building permit and sewer and water connection permits from the building inspector. Any required fees shall be in accordance with the current City Fee Schedule.
- B. Any attached addition or attached accessory building shall be compatible with the design, color and exterior covering, including roofing, to the manufactured or modular home.
- C. Any addition or accessory building shall be in compliance with Chapters 20.02 through 20.67 and the City Building Code.
- D. All plumbing in any R-2M District shall comply with state and city plumbing laws and regulations. Connections shall be made to the city sewer system, if available. The sewer connection shall be provided with suitable fittings so that a watertight connection shall be so constructed that it can be closed, when not linked to a dwelling, and shall be capped so as to prevent any escape of odors.
- E. All equipment, including but not limited to tires, wheels and axles, which are needed to transport the structure to the site shall be removed from the structure, and said structure shall be attached to a permanent foundation to the approval of the building inspector. (Ord. 774, March 2004; Ord. 765, September 2003.)

20.28.090 **Building Permit Required.** Issuance of a building permit is required prior to commencement of construction of any permanent improvements within any new mobile home park and prior to any enlargement or addition to any permanent improvements within any existing mobile home park. The fees for said building permit shall be based on the cost of construction for said permanent improvements, and shall include such things as roadways, walkways, parking areas, permanent structures and the like. (Ord. 774, March 2004; Ord. 765, September 2003.)

20.28.100 **Required Tiedowns.** All mobile homes shall be tied down in accordance with manufacturer's recommendations. (Ord. 765, September 2003.)