

#### **20.664.100 Manufactured homes and manufactured housing.**

Manufactured or mobile homes allowed under the provisions of this chapter shall be installed in the following manner:

A. Mobile or manufactured homes may be used as single-family dwellings in an MH overlay zoning district if the home is certified under the National Mobile Home Construction and Safety Standards Act of 1974. (Ord. 763, 1996; Ord. 167, 1968; Ord. 131, 1963) [Back](#)

#### **20.664.110 Manufactured home park design standards.**

Manufactured home parks or subdivisions shall be designed and constructed in the following manner:

**A. Individual manufactured home space minimum setbacks shall be measured from the edge of internal streets and space lines as follows:**

- 1. Front: Ten feet;**
- 2. Side: Five feet on each side, or zero lot line on one side with 10 feet on the opposite side;**
- 3. Rear: Ten feet;**
- 4. Structural separation: Ten foot minimum between dwelling units.**

**B. Maximum manufactured home space coverage (manufactured home and its accessory structure) shall be 75 percent.**

C. Each manufactured home shall be equipped with skirting, or provided with a support pad which is recessed to give the appearance of the manufactured home being located on-grade.

D. All on-site utilities shall be installed underground.

E. The manufactured home park shall be provided with parking as required by chapter [20.692 \(Off-street Parking\)](#).

F. A common recreation area which may contain a recreation building shall be provided in the park for use by all tenants and their invited guests. The area shall be provided in one common location with a minimum aggregate area of 200 square feet of recreational space for each manufactured home space.

G. All exterior boundaries of the manufactured home park shall appear

similar to conventional residential developments and shall be screened by a decorative wall, fence or other comparable device six feet in height, with a minimum six-foot-wide landscaped area provided along the outside of the perimeter screen.

H. Common open space shall be landscaped in accordance with a landscape plan approved by the director and in a manner consistent with chapter [20.694 \(Landscaping Standards\)](#).

I. All manufactured home park or subdivision developments shall provide recreational amenities within the site which may include but are not limited to swimming pools, spas, a clubhouse, a “tot lot” with play equipment, picnic shelter or barbecue area, court game facilities such as tennis, basketball, or racquetball, improved softball or baseball fields, or day care facilities. The type and number of amenities shall be approved by the board and provided according to the following schedule:

Units	Number of Amenities
0-9	0
10-50	1
51-100	2
101-200	3
201-300	4

One amenity shall be added for each 100 additional units or fraction thereof.  
(Ord. 763, 1996; Ord. 131, 1963) [Back](#)