

MANUFACTURED HOMES

DEFINITIONS FROM BCC 11.04

(57) "Designated Manufactured Home" means a new manufactured home constructed in accordance with state and federal requirements for manufactured homes, and which:

(a) is comprised of at least two (2) fully enclosed parallel sections each of which is not less than twelve (12) feet wide by thirty-six (36) feet long;

(b) is constructed with a composition, coated metal, or similar roof of nominal 3:12 pitch;

(c) has exterior siding similar in appearance to siding materials commonly used on conventional site-built single-family residences under the International Residential Code;

(d) is set upon a permanent foundation, as specified by the manufacturer, and the space from the bottom of the home to the ground is enclosed by concrete or an approved concrete product which can be either load bearing or decorative; and,

(e) the manufactured home is thermally equivalent to the state energy code.

(61) "Dwelling, Single-Family" or "Single Family Dwelling" or "One Family Dwelling" means a building or structure designed to contain a single dwelling unit. Single-Family dwellings are further classified by the nature of their construction as follows:

(a) site built home - see "Site Built Home";

(b) modular home - means a residential structure which meets the requirements of the Uniform Building Code or International Residential Code and is constructed in a factory and transported to the building site;

(c) designated manufactured home - see "Designated Manufactured Home".

ZONING DISTRICTS

URBAN GROWTH AREA RESIDENTIAL (UGAR) BCC 11.13

11.13.030(a) - Single Family Dwelling is allowed – Designated Manufactured Home is considered a SFR. (See Definitions Above) Only Designated Manufactured

Homes as outlined in (57) above are allowed no other type of MH is allowed. Temporary Dwellings are also allowed but only Designated Manufactured Homes can be temporary dwellings.

Community Core Residential District BCC 11.10

11.10.030(a) - Single Family Dwelling is allowed – Designated Manufactured Home is considered a SFR. (See Definitions Above) Only Designated Manufactured Homes as outlined in (57) above are allowed no other type of MH is allowed. Temporary Dwellings are also allowed but only Designated Manufactured Homes can be temporary dwellings.

Rural Lands 1 Acre District

11.14.030(a) - Single Family Dwelling is allowed – Designated Manufactured Home is considered a SFR. (See Definitions Above) Only Designated Manufactured Homes as outlined in (57) above are allowed no other type of MH is allowed. Temporary Dwellings are also allowed but only Designated Manufactured Homes can be temporary dwellings.

Rural Lands 5 Acre District

11.16A.030(a) - Single Family Dwelling is allowed – Designated Manufactured Home is considered a SFR. (See Definitions Above)

11.16A.030(b) – Manufactured home if constructed after June 15, 1976 is allowed

11.16A.030(c) – Manufactured home placed in a manufactured home/FAS park is allowed. (can be of any age if placed in a existing MHP) With current L & I inspection sticker

Temporary Dwellings and MDD's (multiple detached dwelling) are also allowed but must be Designated Manufactured Home or constructed after 6-15-1976.

Rural Lands 20 Acre District

11.16B.030(a) - Single Family Dwelling is allowed – Designated Manufactured Home is considered a SFR. (See Definitions Above)

11.16B.030(b) – Manufactured home if constructed after June 15, 1976 is allowed

Temporary Dwellings are also allowed but must be Designated Manufactured Home or constructed after 6-15-1976.

Growth Management Act Agriculture District

11.18.050(9) – Single Family Dwelling or Factory Assembled Structure is allowed

Manufactured home if constructed after June 15, 1976 is allowed.

No type or age restrictions if placed within a park. Must have a current L & I inspection sticker.

Planned Development

11.20.040(a) – One and Two family Dwellings are allowed – Designated Manufactured Home is considered a family dwelling (see Definition above).

11,29,949(f) - Designated Manufactured homes and modular homes
are allowed; provided, that:

(1) All dwelling construction in a planned development shall be placed on a permanent foundation, shall have all wheels and running gear removed and shall be placed on the assessor's tax rolls as real property.

(2) Size, type and locations for all designated manufactured homes and modular homes shall be shown on the filed plans.

(3) Manufactured (mobile) home parks and recreational vehicle parks shall not be considered planned developments.

General Commercial District

Single Family Dwellings and Manufactured Homes are **not allowed**

Community Commercial District

Single Family Dwellings and Manufactured Homes are **not allowed**

Interchange Commercial

Single Family Dwellings and Manufactured Homes are **not allowed**

Light Industrial

Single Family Dwellings and Manufactured Homes are **not allowed**

Heavy Industrial

Single Family Dwellings and Manufactured Homes are **not allowed**

Park

Caretaker dwelling is allowed but must be a Designated Manufactured Home.