

## CHAPTER 15 DEVELOPMENT AND ADJACENCY STANDARDS

### OUTLINE

*Note - All additions to the existing code are shown in red and underlined text. All deletions, if any, are shown in red and strike-out text.*

## CHAPTER 15 DEVELOPMENT AND ADJACENCY STANDARDS

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## **CHAPTER 15**

### **DEVELOPMENT AND ADJACENCY STANDARDS**

#### **SECTIONS - PROPOSED CODE AMENDMENTS**

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## **CHAPTER 15**

### **DEVELOPMENT AND ADJACENCY STANDARDS**

#### **ARTICLE 15.01 GENERAL PROVISIONS**

##### Sec. 15.01.001 Purpose

The purpose of this division is to achieve orderly development of manufactured homes and recreational vehicle parks, protect residential uses from undesirable off-site conditions or any adverse impacts from adjoining streets or areas, promote and develop the use of land to ensure the best possible community environment for all residents, and protect and promote the health, safety, and general welfare.

##### Sec. 15.01.002 Definitions

Camping trailer. A portable unit mounted on wheels and constructed of collapsible partial side walls which fold for towing by another vehicle and unfold to provide temporary living quarters for recreational, camping or trailer use.

Manufactured home. A HUD-code manufactured home that is built to the Manufactured Home Construction and Safety Standards (HUD Code) and displays a red certification label on the exterior of each transportable section. Manufactured homes are built in a manufacturing plant's controlled environment and transported in one or more sections on a permanent chassis.

Mobile home. A structure constructed before June 15, 1976, built on a permanent chassis, designed for use as a dwelling, with or without, a permanent foundation when the unit is connected to utilities, and is transportable in one or more sections. The unit is at least eight feet (8) in width, forty feet (40) feet in length, and has at least three hundred and twenty (320) square feet in area.

Mobile and manufactured home park. A contiguous development of land that has been planned and improved for the placement of mobile and manufactured homes and has at least two mobile homes, manufactured homes, and/or lots that are held out for rent or lease.

Modular homes. A structure constructed to meet the same state, local or regional building codes as site-built homes. Other types of systems-built homes include panelized wall systems, log homes, structural insulated panels, and insulating concrete forms.

Motor home. A vehicular unit designed to provide temporary living quarters for recreational, camping, or travel use built on or permanently attached to a self-propelled motor vehicle chassis or on a chassis cab or van, which is an integral part of the completed vehicle.

Recreational vehicle. A vehicular or portable unit designed to be mounted on a chassis and wheels, which either has its own motive power or is mounted on or drawn by another vehicle, such as travel trailers, fifth wheel trailers, camping trailers, motor homes, or truck campers which may be used as a temporary dwelling or sleeping place.

Recreational vehicle park. A contiguous development of land which has been planned and improved for the placement of recreational vehicles with the required amenities and infrastructure.

Screening fencing. A solid fence, at least six feet in height, is constructed of opaque materials such as wood, brick, stone, stucco, concrete block, or other similar materials.

## **ARTICLE 15.02 MOBILE AND MANUFACTURED HOMES**

### **Sec. 15.02.001 Single family mobile and manufactured home on one lot**

Mobile and manufactured homes shall only be used as single-family residential or accessory dwelling units only. Each mobile home or manufactured home shall be located on a separate lot unless located in the mobile home or manufactured home park and meet all the requirements applicable to a single-family residential use.

### **Sec. 15.02.002 Mobile and manufactured home in a mobile home or manufactured home park**

Mobile and manufactured homes located in a park shall meet the following requirements:

#### **(a) Site requirements**

<u>Lot area</u>	<u>1,500 square feet minimum (per unit)</u>
<u>Front yard</u>	<u>20 feet minimum</u>
<u>Rear yard</u>	<u>10 feet minimum</u>
<u>Side-interior lot</u>	<u>10 feet minimum</u>
<u>Side abutting street or driveway</u>	<u>10 feet minimum</u>
<u>Height</u>	<u>35 feet maximum</u>
<u>Clearance between units</u>	<u>10 feet minimum</u>

#### **(b) Foundation**

- (1) All mobile and manufactured homes shall be anchored to a permanent foundation; and
- (2) No mobile and manufactured homes shall be placed for occupancy at any location without the owner or owners first having obtained a placement permit from the building official.

(c) Utilities

- (1) Each new and replacement water supply system for mobile and manufactured homes shall be designed to prevent or eliminate the infiltration of surface drainage or floodwaters into the water supply system and the utility system supplying water to the mobile and manufactured homes.
- (2) Each new and replacement sanitary sewage system for mobile and manufactured homes shall be designed to prevent the infiltration of surface drainage or floodwaters into the system and the discharge from the system into floodwaters.
- (3) Each on-site disposal system, including but not limited to, any sewage treatment plant and any septic tank located on the lot or site of the mobile and manufactured homes or connected by a utility system to the mobile and manufactured homes, shall be located to prevent impairment of the function of the system during flooding and prevent contamination of floodwaters from the system during flooding.

(d) Driveways

There shall be a driveway or access constructed upon a lot or tract of land upon which a mobile and manufactured homes located under this division. Such driveway shall lead from the public street to the manufactured home or adjacent to the manufactured home and shall be paved with an all-weather surface. All-weather surfaces shall mean an improved surface constructed of concrete, asphalt, or a similar dust-free impermeable or permeable material designed to withstand all weather conditions.

(e) Fire hazards

All entrances shall be kept free and clear of debris to the mobile and manufactured homes.

(f) Buffers

- (1) Along all roadways adjacent to a manufactured home park, there shall be a minimum twenty-five-foot (25) wide landscaped buffer along the property line that is adjacent to the street. The buffer may contain trees and shrubs and remain open and unobstructed (i.e., no parking or other structures, except for driveways providing access from the street).
- (2) Adjacency requirements- The following buffer requirements shall be applicable between two adjacent properties.
  - A screening fence, with a minimum height of six feet (6), located along the property line between two (2) adjacent properties. Screening fencing shall be constructed of opaque materials such as wood, brick, stone, stucco, concrete block, or other similar materials.
  - A minimum twenty five foot (25) wide buffer. The buffer shall remain open and unobstructed (i.e., no parking or other structures, except for driveways providing access from the street) and may contain trees, shrubs, and other landscaping. Buffers may be located within the required yard/setback area.

## **ARTICLE 15.03 TRAVEL TRAILERS/RECREATIONAL VEHICLE**

### **Sec. 15.03.001 Occupancy and location**

- (c) Unoccupied: A recreational vehicle may be parked or stored outside a manufactured home park or recreational vehicle park on a paved all-weather surface so long as no one occupies it for temporary or permanent use, no utilities are connected to the recreational vehicle, the vehicle is not parked on or extending over public property unless parked on a street or a parking lot in full compliance with the laws, and the parking or storage of the vehicle is not in violation of any other law or any valid and applicable deed restrictions or covenants running with the land. It shall be unlawful for a recreational vehicle to be stored on an unimproved or vacant lot in the city, except that a recreational vehicle may be stored on a vacant lot owned by the owner of the recreational vehicle, and which is immediately adjacent to the owner's principal residence on an improved pad located in accordance with the appropriate setbacks.
- (d) Occupied: A recreational vehicle may be lived in so long as it meets the site development requirements of a manufactured home park and is permitted to connect to utilities for safe water flow.

### **Sec. 15.03.002 Storage and parking of recreational vehicle as an accessory or a primary use on a lot**

- (c) Storage when not located in a recreation vehicle park:
  - (1) A minimum separation of three feet (3) shall be provided between the recreational vehicle and any wall along habitable portions of the existing structure on the same property containing windows and doors, as determined by the designated city staff.
  - (2) No recreational vehicle shall be parked in a manner which encroaches in the public right-of-way, unless an encroachment permit is issued by the city engineer. No recreational vehicle shall be parked in a manner which encroaches into any adjacent property unless permission from the property owner is granted.
- (d) Requirements when located in a recreation vehicle park:
  - (1) Each lot that the recreation vehicle is parked in shall meet the following requirements:

<u>Lot area</u>	<u>1,500 square feet minimum per unit /space</u>
<u>Front yard</u>	<u>20 feet minimum</u>
<u>Rear yard</u>	<u>10 feet minimum</u>
<u>Side-interior lot</u>	<u>10 feet minimum</u>
<u>Side abutting street or driveway</u>	<u>10 feet minimum</u>
<u>Height</u>	<u>35 feet maximum</u>
<u>Clearance between units</u>	<u>10 feet minimum</u>
<u>Parking space, minimum 9'x18', paved with an all-weather surface</u>	<u>1 car space for each unit minimum)</u>
<u>Landscaping</u>	<u>1 tree for each unit/space</u> <u>5 shrubs for each unit/space</u>
<u>Dumpster screening in a location that is not visible from a street and accessible by an all-weather surface</u>	<u>A screening fence, with a minimum height of six feet (6), constructed of opaque materials such as wood, brick, stone, stucco, concrete block, or other similar materials.</u>

- (2) Along all roadways adjacent to a manufactured home park, there shall be a minimum twenty-five-foot (25) wide landscaped buffer along the property line that is adjacent to the street. The buffer may contain trees and shrubs and remain open and unobstructed (i.e., no parking or other structures, except for driveways providing access from the street).
- (3) Adjacency requirements- The following buffer requirements shall be applicable between two adjacent properties.
- A screening fence, with a minimum height of six feet (6), located along the property line between two (2) adjacent properties. Screening fencing shall be constructed of opaque materials such as wood, brick, stone, stucco, concrete block, or other similar materials.
  - A minimum twenty-five-foot (25) wide buffer. The buffer shall remain open and unobstructed (i.e., no parking or other structures, except for driveways providing access from the street) and may contain trees, shrubs, and other landscaping. Buffers may be located within the required yard/setback area.

#### **ARTICLE 15.04 ADJACENCY STANDARDS**

##### Sec. 15.04.001 Purpose

To protect the single-family and duplex residential from other types of residential and nonresidential uses by mitigating disruptions and disturbances from adjacent uses.

##### Sec. 15.04.002 Requirements

All multi-family and non-residential developments adjacent to single-family and duplex residential developments shall provide a buffer along the property line. The buffer shall consist of:

- (c) A screening fence, with a minimum height of six feet (6), located along the property line between two (2) adjacent properties. Screening fencing shall be at least six feet (6) in height and constructed of opaque materials such as wood, brick, stone, stucco, concrete block, or other similar materials.
- (d) A minimum twenty-five-foot (25) wide landscaped buffer. The buffer shall contain trees and shrubs and remain open and unobstructed (i.e., no parking or other structures, except for driveways providing access from the street). Buffers may be located within the required yard/setback area.