

## **ARTICLE 10**

### **MANUFACTURED HOME DEVELOPMENT STANDARDS**

10.000 Overview. This article contains the standards of development for manufactured housing placed on individual lots and in manufactured home parks within the City. Manufactured homes provide a wide choice of housing types suitable for a variety of households, lifestyles and income levels. The standards contained in this article are intended to provide a suitable living environment for residents of manufactured homes and establish development standards that will increase compatibility with adjacent land uses. The following is a list of the main headings in this article.

- General Provisions
- Classification of Manufactured Homes
- Placement on Individual Lots
- Manufactured Home Parks
- Temporary Placements
- Recreational Vehicle Parks

#### **GENERAL PROVISIONS**

10.010 Definitions. For purposes of this article, the definitions of terms used and not defined in Article 22 of this Code are as defined in ORS Chapter 446, Oregon Administrative Rules Chapter 918, Division 600, or Oregon Administrative Rules Chapter 333, Division 31 as amended. [Ord. 5445, 4/12/00]

10.020 Relationship to Other Regulations. Standards for manufactured home developments established by state law or state administrative rule are in addition to the provisions of this article.

10.030 Relationship to Deed Restrictions. Nothing in these provisions shall be interpreted as superseding deed covenants or restrictions.

10.040 Manufactured Housing Construction & Safety Standards Code. All Class “A,” “B,” and “C” manufactured homes must comply with the minimum construction standards of Title IV of the 1974 Housing and Community Development Act as amended (effective June 15, 1976), and all associated rules, regulations and interpretations of both federal and state authorities.

10.050 Foundations/Enclosures/Support Systems. All load bearing foundations, supports, and enclosures shall be installed in conformance with the state regulations and with the manufacturer’s installation specifications. Permitted enclosure materials are concrete, concrete block, or other materials approved by the Building Official. [Ord. 5445, 4/12/00]

10.060 Attached Structures. All attached structures must be constructed in compliance with building codes adopted by the state of Oregon. [Ord. 5445, 4/12/00]

#### **CLASSIFICATION OF MANUFACTURED HOMES**

10.080 Manufactured Home Classes. For purposes of these regulations, manufactured homes are divided into three types, “A,” “B,” and “C.” These classes are segregated by the size and construction standards under which the home was manufactured. All manufactured homes placed within the City after the effective date of this Code must comply with the placement standards in the Sections that follow. [Ord. 5445, 4/12/00]

## **CLASS “A”**

10.090 Class “A” Definition. A Class “A” manufactured home is one that meets the following standards:

- (1) It is multi-sectional and encloses a space of at least 1,000 square feet.
- (2) It will be placed on a permanent foundation as specified in Section 10.050.
- (3) Wheels, axles, and hitch mechanisms will be removed prior to occupancy.
- (4) Utilities will be connected in accordance with state requirements and the manufacturer's specifications.
- (5) It bears an insignia of compliance with the Manufactured Housing Construction and Safety Standards Code and, at the time of placement meets applicable building codes. [Ord. 5445, 4/12/00]

10.100 Class “A” Placement. Class “A” manufactured homes are permitted on individual lots in all Residential Districts, except RMA, if they meet the approval criteria listed in Section 10.180. Class “A” homes are permitted outright in manufactured home parks, and as replacements to existing nonconforming manufactured homes. They are not allowed in any National Register Historic District.

## **CLASS “B”**

10.110 Class “B” Definition. A Class “B” manufactured home is one that meets the following standards:

- (1) It contains at least 750 square feet of occupied space in a single, double, expando, or multi-section unit (including those with add-a-room units);
- (2) It will be placed on a permanent foundation as specified in Section 10.050.
- (3) Wheels, axles, and hitch mechanisms will be removed.
- (4) Utilities will be connected in accordance with manufacturer’s specifications and state requirements.
- (5) It bears an insignia of compliance with the Manufactured Housing Construction and Safety Standards Code as of June 15, 1976, and at the time of placement meets applicable building codes. [Ord. 5445, 4/12/00]

10.120 Class “B” Placement. Class B manufactured homes are permitted on individual lots in the RS-5 and RM, districts if they meet the approval criteria listed in Section 10.180. Class “B” homes are permitted outright in all manufactured home parks. In addition, they are permitted as replacements to existing nonconforming manufactured homes classified as Class B or C. They are not allowed in any National Register Historic District. [Ord. 5445, 4/12/00]

## **CLASS “C”**

10.130 Class “C” Definition. A Class “C” manufactured home is one that meets the following standards:

- (1) It has at least 320 square feet of occupied space in a single, double, expando or multi-section unit (including those with add-a-room units).
- (2) It will be placed on a support system in accordance with approved installation standards as

specified in Section 10.050.

- (3) It will be enclosed with foundation siding/skirting in accordance with approved installation standards as specified in Section 10.180(4).
- (4) Utilities will be connected in accordance with a manufacturer's specifications and state requirements.
- (5) It bears an insignia of compliance with the Manufactured Housing Construction and Safety Standards Code as of June 15, 1976, and at the time of placement meets applicable building codes. [Ord. 5445, 4/12/00]

10.140 Class "C" Placement. Class "C" manufactured homes are permitted in all manufactured home parks. These units are also allowed as replacements to existing nonconforming manufactured homes on an individual lot for units classified as Class C. [Ord. 5445, 4/12/00]

10.150 [Repealed by Ord. 5445, 4/12/00]

10.160 [Repealed by Ord. 5445, 4/12/00]

### **PLACEMENT ON INDIVIDUAL LOTS**

10.170 Manufactured Home Placements. Manufactured homes are permitted on individual parcels or lots outside of manufactured home parks in accordance with the placement standards set forth in Sections 10.100 and 10.120 and all other provisions of the Development Code for site-built dwellings. They are not allowed within the National Register Historic Districts or on residential land immediately adjacent to a historic landmark. [Ord. 5446, 5/10/00]

10.180 Review Criteria. In order to be approved, the manufactured home must be found to have design compatibility with other single-family dwellings in the "review area," which is the area within 150 feet of the subject lot or parcel or the nearest five dwellings. The criteria for determining acceptable compatibility shall be based upon a review of the following design elements:

- (1) Roofing shall be similar in color, material, and appearance to the roofing material commonly used on residential dwellings within the community or comparable to the predominant materials used on dwellings within the review area. The roof pitch shall be a minimum of nominal 3/12. Manufactured homes placed in RM or RMA districts may have a roof pitch of nominal 2/12.
- (2) Exterior siding shall be similar in color, material, and appearance to the exterior siding material commonly used on residential dwellings within the community or comparable to the predominant materials used on dwellings within the review area.
- (3) A garage is required if more than 50% of the homes in the review area have a garage. If more than 50% of the homes in the review area have a carport, then a carport or garage is required. If there is a mixture of garages or carports for more than 50% of the homes in the review area, then a carport or garage is required. The garage or carport shall be of like materials and color as the home. The garage or carport may be required to be attached if other dwellings in the review area have attached garages.
- (4) All Class A and Class B manufactured homes outside of manufactured home parks shall be placed on an excavated and back-filled foundation (e.g. pit set) and enclosed with a perimeter enclosure that is similar in appearance to foundations or enclosures in the area.

- (5) The manufactured home shall comply with the standards of Article 8 for single-family homes and infill and redevelopment.

## MANUFACTURED HOME PARKS

### GENERAL

10.190 [Repealed by Ord. 5445, 4/12/00]

10.200 Definitions. A manufactured home park is a land-lease residential community. The land is under the same ownership; home sites within the community are leased to individual homeowners. [Ord. 5445, 4/12/00]

10.205 Applicability. The following standards apply to the design of new manufactured home parks and to the expansion of existing manufactured home parks. These standards are not intended to apply to existing manufactured home parks or to render unlawful any existing manufactured home park.

However, there may be spaces in existing manufactured home parks that were constructed under previous standards where a replacement manufactured home could not now be placed in conformance with these standards. It is not the purpose of these standards to prohibit continued use of those spaces. The applicant may either select a home that could be placed in such a space in full compliance with these standards, or the applicant could seek relief as allowed by other provisions of this Code. [Ord. 5445, 4/12/00]

10.210 Where Permitted. Manufactured home parks are permitted with Site Plan Review approval in the RS-6.5, RS-5, RM and RMA Districts in accordance with the standards of this Article and the standards for site plan approval, Article 2. In addition, manufactured home parks may be planned under the provisions for Planned Developments (Article 11), which may be used to provide for individual ownership of manufactured homes and sites and common ownership and maintenance of other lands and facilities. Manufactured home parks are not permitted in other zoning districts. [Ord. 5445, 4/12/00]

10.220 Same Standards Apply as for Conventional Development. Except as specified otherwise by this article, the standards for developing land within manufactured home parks are the same as for all other developments in accordance with the provisions of this Code. [Ord. 5445, 4/12/00]

10.230 Improvement Standards. The improvement of driveways, walkways, streets, drainage and other utilities shall conform to adopted State standards for such or shall conform to the City's Standard Construction Specifications Manual, whichever is more restrictive. [Ord. 5445, 4/12/00]

10.240 Minimum Park Size. The minimum area of the park shall be at least one acre. [Ord. 5338, 1/28/98; Ord. 5445, 4/12/00]

10.250 Density. The maximum number of manufactured homes allowed within a manufactured home park shall be computed by dividing the total land area of the park, including private streets and common areas by the minimum lot area per dwelling unit allowed within the subject zone. The total density shall not exceed 10 units per acre. [Ord. 5445, 4/12/00]

10.260 Permitted Uses. A manufactured home park may contain manufactured homes and accessory structures incidental to the primary use. Accessory uses may include: community laundry and recreation facilities, common buildings for use by park residents only, a manager's office, and one residence (that may be other than a manufactured home) for the use of a caretaker or a manager responsible for maintaining or operating the property. Only those manufactured homes that have an insignia of compliance from either

the Department of Housing and Urban Development (HUD) or the State of Oregon are permitted in a manufactured home park. [Ord. 5445, 4/12/00]

10.270 Compatibility and Park Perimeter Standards. These standards apply only to spaces on the perimeter of the park.

- (1) Space Size. The size of spaces on the perimeter of the park is determined by the use of adjoining land and the zoning district. This standard does not apply to spaces that abut public streets on the perimeter of the park. For purposes of this section, “developed” means that the number of dwelling units per acre exceeds 50 percent of the maximum density allowed by the zone. For RS-10, 50 percent of the maximum density is two units/acre; for RS-6.5, four units per acre; for RS-5, five units/acre; for RM, ten units/acre; and for RMA, 20 units/acre. This definition applies equally to adjoining land that is used for a subdivision, apartment, or manufactured home park. Each side of the manufactured home park is considered separately even though the adjoining land may be zoned alike.
  - (a) If the adjoining land is developed, spaces shall be at least 90 percent of the minimum single-family lot size of the adjoining zoning district. (For example, in the RS-6.5 zoning district, spaces must be 90 percent of 6,500 square feet.)
  - (b) If the adjoining land is not developed, spaces shall be at least 90 percent of the minimum single-family lot size in the underlying zoning district.
  - (c) A variance to this standard may be appropriate where the adjacent land is protected from development (e.g. floodways, wetlands, steep slopes) and creates a natural buffer area between developable areas.
- (2) Home Orientation. Homes on perimeter spaces shall be oriented to the street so the front door faces the street.
- (3) Perimeters on Public Streets. These standards apply to spaces abutting public streets on the perimeter of the park.
  - (a) Setbacks. Homes and accessory structures shall meet the minimum front yard setback for the underlying zoning district.
  - (b) Home Orientation. Homes adjacent to local residential streets shall be oriented to the public street so the front door faces the street.
  - (c) Screening along collector and arterial streets. Buffering and screening shall be provided along collector and arterial streets in accordance with Section 9.250. Architectural screening to include sight-obscuring fencing may be used for screening along streets classified as a collector or arterial. Long expanses of fence or wall along streets shall be designed to prevent visual monotony through the use of offsets, landscaping, and change in materials. Fencing closer than 15 feet to the public right-of-way shall be subject to the district’s restrictions on front yard fencing (4-foot maximum height). [Ord. 5445, 4/12/00]

10.280 Site Development Standards.

- (1) Connectivity, Streets and Parking.
  - (a) Connectivity. Streets that are needed to connect to and extend the transportation network shall be public streets. Other streets may be public or private. Walkways are required to make pedestrian connections to park amenities and neighboring developments. Gated residential streets are prohibited. Access locations needed for emergency vehicle access shall be open to the public and not barricaded.
  - (b) Streets. Either public or private streets may be constructed in manufactured home communities, subject to the connectivity requirements above.

- i. Private Streets. Private streets shall be paved a minimum width of 20 feet if there is no parking allowed (community/visitor parking is required) or 30 feet if on-street parking is allowed. The layout of private streets shall foster circulation and access throughout the park. Private streets shall meet the standards outlined in Section 12.250.
  - ii. Public Streets. Public streets shall meet local residential street standards as described in Article 12.
  - iii. Alleys. The use of alleys and garages located at the back of the property are allowed. Alleys facilitate the efficient layout of home spaces and parking areas and narrower streets.
- (c) Block Length. Block dimensions shall be determined by existing street and development patterns, connectivity needs, topography, and adequate space size. The average block length shall not exceed 600 feet unless adjacent layout or physical conditions justify a greater length. Block length is defined as the distance along a street between the centerline of two intersecting through streets. Physical conditions may include existing development, steep slopes, wetlands, creeks, and mature tree groves. Blocks along the perimeter of the park may be longer if clustered spaces, small bulb-outs or similar design features break up the block.
- (d) Street Trees. Street trees shall be provided along all streets, public and private within the park and around the perimeter of the park, in a manner consistent with Article 12. Trees shall be located within the landscape strip of public roads and within 8 feet of the curb on private streets. Street trees may be used towards the landscaping requirements of the individual home spaces and common areas. The developer may incorporate planting medians into street designs.
- (e) Walkways. A street sidewalk (or an equivalent pedestrian walking system) at least 4 feet wide shall connect each manufactured home space with common areas, public streets, and play areas. All walkways must be separated, raised or protected from vehicular traffic and provide access for handicapped persons. The walkway system must connect with neighboring public sidewalk systems.

A walkway at least 3 feet wide shall be provided from each manufactured home main entrance to the nearest public or private street.

- i. Public Sidewalks. Setback sidewalks are required along all public streets within parks and on perimeters adjoining a public right-of-way. The sidewalks shall be set back 6 feet and be a minimum of 5 feet wide.
  - ii. Private Sidewalks or Paths. The developer may construct walking/biking paths in combination with open space and buffer areas to create a park-like setting and “gathering places” in lieu of sidewalks on private streets. The “path” shall circulate throughout the community, providing pedestrian access throughout the development and access to parks and other amenities.
- (f) Parking.
- i. Home Parking. Each manufactured home space must provide two (2) on-site parking spaces.
  - ii. Visitor Parking. If the park streets do not allow on-street parking, visitor parking of one space per eight units shall be provided in clustered community parking areas so that no home is more than 200 feet from a parking area.
  - iii. Office and Common Building Parking. Office and common buildings shall be provided with one space for each 300 square feet of floor area. This requirement may be partially filled by required visitor parking located within 300 feet of the building.
- (g) Lighting. All streets shall be lighted at intersections and pedestrian crossings. Fixtures shall

- not produce direct glare on adjacent properties.
- (h) Street Identification. All streets shall be named and identification signs shall be provided according to applicable City requirements. All spaces shall be addressed.
  - (i) Entry Signage. One freestanding non-illuminated sign identifying the manufactured home park is allowed at each entrance to the park. Such signs may not exceed 32 square feet and are subject to the clear vision area requirements of Section 12.180.
  - (j) Park Information Sign. A permanent map layout of a park is required for parks with more than 30 spaces.
- (2) Common and Recreation Areas. Common and recreation areas shall be located within the park development. All homes shall be within 600 feet of a common area and children's play area.
- (a) Common Area. A minimum of 200 square feet of outdoor or indoor recreation or gathering area shall be provided for manufactured home spaces less than 5,000 square feet. Spaces larger than 5,000 square feet shall provide a minimum of 100 square feet of common space per home space. Common areas may be in one or more locations in the park. Recreation and children's play areas may count towards the common area requirement.
  - (b) Recreation Area Standard. At least one recreation area must be a minimum of 5,000 square feet. If the manufactured home park is smaller than 30 spaces, then only 2,500 square feet of recreation area is required.
  - (c) Children's Play Area Standards. A separate play area must be provided in all manufactured home parks to accommodate children. The play area must be a minimum of 2,500 square feet in area with at least 100 square feet of play area provided for each manufactured home space.
  - (d) Credits. If the manufactured home park is within one half mile of a public park or public school playground that has similar recreational amenities, the standard in subsection (b) may be reduced by one-fourth (1/4) if there is a pedestrian connection to the public park.
- (3) Park Landscaping. A landscape plan for the park is required with the site plan application. This plan shall be drawn to scale. The plan will show the location of existing trees, vegetation proposed to be removed, vegetation proposed to be retained, the location and design of landscaped areas, the varieties and sizes of trees and plant materials to be planted, contour lines indicating any earth sculpting to be used, and other pertinent landscape information.

All common areas within a manufactured home park – exclusive of required buffer areas, buildings, and streets – shall be landscaped and maintained in accordance with the following minimum standards per each 1,000 square feet of open area.

- (a) One 10-foot tree or two trees at least 5 feet in height.
  - (b) Three shrubs or perennials.
  - (c) The remaining area must be landscaped in an attractive ground cover (see Article 9).
  - (d) Long expanses of fence or wall along public streets shall be designed to prevent visual monotony through the use of offsets, landscaping, and change in materials. Fencing closer than 15 feet to the public right-of-way shall be subject to the zoning district's restrictions on front yard fencing.
- (4) Storage Areas. Manufactured home parks may provide outside or covered storage areas for recreational vehicles or other equipment used by park residents provided that such areas are surfaced and drained (gravel is acceptable) in accordance with City Standards and provide buffering and screening as required in Article 9.
- (5) Utilities. All manufactured home parks shall provide each lot or space with storm drainage, public sanitary sewer, electric, telephone, and public water, with easements dedicated where necessary to provide such services. All utilities shall be located underground unless waived by the City

Engineer where underground service would require an exception to local prevalent conditions.

- (6) Fire Hydrants. If a manufactured home space or permanent structure in the park is more than 500 feet from a public fire hydrant, the park must have water supply mains designed to serve fire hydrants. Hydrants must be provided within 500 feet of any space or structure. Each hydrant within the park must be located on a vehicular way and conform in design and capacity to the public hydrants in the city. [Ord. 5445, 4/12/00]

#### 10.290 Manufactured Home Space Requirements.

- (1) Manufactured Home Spaces. Manufactured home spaces shall be indicated on the development plan and each space clearly identified by number. In design of a manufactured home park, it shall be demonstrated that planned spaces can reasonably accommodate a variety of manufactured home types with accessory structures and required setbacks.
  - (a) Minimum Lot width - 30 feet.
  - (b) Minimum Lot depth - 40 feet.
  - (c) Maximum Lot Coverage - 60% on perimeter spaces. There is no maximum lot coverage for interior spaces.
  - (d) Minimum space size - There is no minimum space size for spaces that do not abut the perimeter of the park.
- (2) Home Orientation.
  - (a) For perimeter spaces, homes shall be oriented to the street so the front door faces the street. For interior spaces, the front door of each home may face the street of address or open onto a porch that faces the street.
  - (b) Spaces should be arranged to avoid uniform placement of homes.
  - (c) A walkway of not less than three feet in width shall be provided from each manufactured home main entrance to the nearest public or private street.
  - (d) Carports and garages must be located so the front door or porch is visible from the street and the carport or garage comprises no more than 50% of the front façade.
- (3) Setbacks. The following minimum setbacks shall apply within manufactured home parks:
  - (a) Front yard setback - The distance of a manufactured home or accessory structure from a private street is a minimum of 8 feet. Where a public street runs through a manufactured home park, the homes shall be at least 10 feet from the front property line. For spaces located along a public street that abuts the perimeter of the park, see Section 10.270(3)(a).
  - (b) Interior setbacks - 3 feet minimum.
  - (c) Distance between manufactured homes - 10 feet minimum.
  - (d) Distance from a park building other than an accessory structure - 10 feet minimum.
  - (e) Distance of a manufactured home or accessory structure from a sidewalk intended for public use shall be a minimum of 5 feet.
  - (f) A detached accessory structure shall not be located closer than 6 feet to any dwelling or other accessory building on adjacent space without an appropriate fire separation. A double carport or garage may be built which serves two adjacent buildings if appropriate fire separation is provided.
  - (g) The distance of a manufactured home or accessory structure from an exterior park boundary shall be a minimum of 10 feet.
- (4) Space Landscaping. All manufactured home spaces shall be landscaped within six months of manufactured home placement. Landscaping shall be the responsibility of the park owner unless under terms of the space rental agreement the renter assumes responsibility for landscaping.

Minimum landscaping acceptable for each front yard is as follows:

- (a) One tree at least 6 feet tall.
  - (b) Four 1-gallon shrubs, perennials or accent plants.
  - (c) The remaining area treated with attractive ground cover (e.g. lawn, bark, rock, ivy, and evergreen shrubs.)
- (5) Patio/Deck. Each manufactured home shall have a patio or deck constructed of concrete, flagstone, wood, or other equivalent surface materials totaling at least 120 square feet of area and not less than 8 feet wide in any dimension. [Ord. 5338, 1/28/98; Ord. 5445, 4/12/00]

## **APPLICATION REQUIREMENTS**

10.300 Plot Plans Required. The application for a new or expansion of an existing manufactured home park shall be accompanied by ten copies of the plot plan of the proposed park. The plot plan should show the general layout of the entire manufactured home park and should be drawn to a scale not smaller than 1" = 40'. In addition to the application requirements for site plan review, the plan must include the following information:

- (1) The location of adjacent streets and all private right-of-way existing and proposed within 300 feet of the development site.
- (2) A legal survey.
- (3) The boundaries and dimensions of the manufactured home park.
- (4) The size (in square feet), location, dimensions and number of each manufactured home space.
- (5) The name and address of manufactured home park.
- (6) The scale and north point of the plan.
- (7) The location and dimensions of each existing or proposed structure, together with the usage and approximate location of all entrances, height, and gross floor area.
- (8) The location and width of access ways and walkways.
- (9) The extent, location, arrangement, and proposed improvements of all off-street parking and loading facilities, open space, landscaping, fences and walls, and garbage receptacles.
- (10) Architectural drawings and sketches demonstrating the planning and character of the proposed development.
- (11) The total number of manufactured spaces.
- (12) The location of each lighting fixture for lighting manufactured home spaces and grounds.
- (13) The location of recreation areas, buildings, and area of recreation space in square feet.
- (14) The point where the manufactured home park water and sewer system connects with the public system.
- (15) The location of available fire and irrigation hydrants.

(16) A manufactured home shall be drawn on each space to demonstrate how each of the space standards will be met. Dimensions shall be shown for the size of the manufactured home and to demonstrate compliance with the orientation standards.

(17) The location and species of trees that are at least 25 inches in circumference (approximately eight inches in diameter).

10.310 [Repealed by Ord. 5445, 4/12/00]

10.430 [Repealed by Ord. 5445, 4/12/00]

### **TEMPORARY PLACEMENTS**

10.440 General. A special use permit may be issued to an applicant showing an undue hardship. The special use permit shall not exceed one (1) year in length and shall be for a Class A, B or C manufactured home (see Sections 10.080 through 10.140) for use on a single lot in accordance with the provisions that follow.

10.450 Medical Hardship Application. A medical hardship application will be reviewed through a Type I procedure. The applicant must demonstrate to the review body, with supporting factual information, that the permit is necessary to provide adequate and immediate health care for a family member in need of close attention who would otherwise be unable to receive the needed attention from the hospital or care facility. The manufactured home to be used must meet all city, county, and state health and building requirements and is to be used in conjunction with a permanent residential structure on the same lot. The application for medical hardship special use permit must contain:

- (1) A written medical report from a licensed physician indicating the nature of the medical or disability hardship and the amount and type of care needed by the affected person or persons.
- (2) A plot plan showing in detail the proposed location of the manufactured home on the site, with respect to the surrounding area, setbacks, existing structures and improvements to be made.
- (3) A signed petition indicating approval of all legal property owners within one hundred (100) feet of the subject property.

10.460 Medical Hardship Permit. A permit issued for medical hardship will include the following conditions:

- (1) There shall be no change in occupancy under the permit.
- (2) Manufactured homes shall not be expanded or attached to a permanent structure.
- (3) Manufactured homes shall have approved connections to utility systems and the owners shall be allowed to hook to an existing residential sewer service lateral without paying a sewer hookup charge.
- (4) The manufactured home shall be required to meet all setback requirements to residential dwellings and shall be situated so as to have the least possible visual exposure to adjoining streets.
- (5) The manufactured home must be removed when the original hardship no longer exists.
- (6) The permit is valid for a two-year period from the date of approval. The permit may be renewed upon request if the Director finds that the hardship still exists and that the temporary placement

has had no adverse effect on surrounding properties. The renewal request must be made at least 30 days prior to the permit's expiration date.

10.470 Temporary On-site Residence Application. An application for a temporary on-site residence for owners or caretakers who are overseeing the construction of a new or replacement home, or the repair of an existing home is reviewed under the Type I procedure and must include the following information:

- (1) A statement of intended use and length of time for use.
- (2) A property plan showing in detail the proposed location and size of the manufactured home with respect to the surrounding area, setbacks, structures, and improvements to be made.
- (3) Evidence that the manufactured home complies with building and health codes.
- (4) A signed petition indicating approval of all legal property owners within one hundred (100) feet of the subject property.

10.480 Temporary On-site Residence Permit. The permit as issued will contain the following restrictions:

- (1) There shall be no change in occupancy under the permit.
- (2) The manufactured home may not be included or sold as a part of any property on which it is located.
- (3) The manufactured home may not be expanded or have attached permanent structures.
- (4) The manufactured home must have approved connections to utility systems as required by the City.
- (5) The use is limited to the function as set forth in the application for the permit.
- (6) The permit is limited in duration to one year.

10.490 Other Temporary Uses. A site plan review approval may be issued under the Type I-L procedure so as to provide adequate temporary building space for the following uses only:

- (1) Night watchman.
- (2) Temporary offices accessible to the general public for use during construction or remodeling.
- (3) Temporary building space for education, non-profit, and government agencies.

10.500 Right of Revocation. The review body shall have the right to revoke any special use permit granted under this section within thirty (30) days notice, if upon inspection, the use is found to be in non-compliance with the application for which the permit is issued.

10.510 Renewal. The permit as issued shall not exceed a period of one (1) year from the date of issue, at which time it shall expire. Applicants for renewal of the special use permit under this section must submit a letter stating the reason for the extension and the expected time period for continuation of the use.

## **RECREATIONAL VEHICLE PARKS**

10.520 Where Permitted. Recreational vehicle (RV) parks are permitted in the CC, RM and RMA districts with

a conditional use approval. RV parks are also permitted in the LI and TD district with site plan review approval.

10.530 Procedure. An application for conditional use approval of a proposed RV park will be processed through the Type II procedure. Applications for site plan review approval will be processed through the Type I-L procedure.

10.540 Recreation Vehicle (RV) Park. RV parks shall be built to the following standards and comply with state standards in effect at the time of construction:

- (1) The space provided for each RV must be a minimum of 700 square feet exclusive of any space used for common areas, such as roadways, general use structures, walkways, parking spaces for vehicles other than RVs and landscaped areas.
- (2) Roadways must be at least 30 feet wide if parking is permitted on the margin of the roadway, or 24 feet wide if parking is not permitted on the edge of the roadway. Roadways must be paved with asphalt, concrete, or similar impervious surface and designed to permit easy access to each RV space.
- (3) A space provided for an RV must be covered with crushed gravel or paved with asphalt, concrete, or similar material and be designed to provide runoff of surface water. The part of the space not occupied by the recreation vehicle, not intended as an access way to the recreation vehicle or part of an outdoor patio, need not be paved or covered with gravel provided the area is landscaped or otherwise treated to prevent dust or mud.
- (4) All RV spaces must be provided with public water and sewer. An RV staying in the park must be connected to the water and sewer utilities provided by the park if the vehicle has equipment needing such service.
- (5) All RV spaces must be provided with electrical service.
- (6) Trash receptacles for the disposal of solid waste materials must be provided in convenient locations for the use of guests of the park and be of sufficient quantity and capacity so that there is no uncovered accumulation of trash at any time.
- (7) No RV shall remain in the park for more than six months in any twelve-month period.
- (8) The total number of parking space in the park, exclusive of parking provided for the exclusive use of the manager or employees of the park, must be equal to one space per RV space. Parking spaces must be covered with crushed gravel or paved with asphalt, concrete, or similar material.
- (9) The park must provide toilets, lavatories, and showers for each sex in the following ratios: for each 15 recreational vehicle spaces or any fraction thereof; one toilet, one urinal, one lavatory, and one shower for men; and one toilet, one lavatory, and one shower for women. The toilets and showers must afford privacy and the showers must be provided with private dressing rooms. Facilities for each sex must be located in separate buildings, or, if in the same building, must be separated by a soundproof wall.
- (10) The park must provide at least one utility building or room containing one clothes washing machine, one clothes drying machine, and 15 square feet of space for clothes drying lines for each 10 recreational vehicle spaces or any fraction thereof.
- (11) Building spaces required by subsections (9) and (10) of this section must be lighted at all times; ventilated; provided with heating facilities which maintain a room temperature no lower than 65

degrees Fahrenheit and provided with adequate floor drains to permit easy cleaning. The facilities must have a floor of waterproof material, and sanitary ceiling, floor, and wall surfaces.

- (12) Except for the access road into the park, the park must be screened on all sides by a sight-obscuring hedge or fence at least 6 feet tall.
- (13) The park must be maintained in a neat appearance at all times. Except for vehicles, there shall be no outside storage of materials or equipment belonging to the park or to any guest of the park.