

Chapter 17.36

MHC MANUFACTURED HOME COMBINING DISTRICT

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17.36.010 Purpose.

To provide for the accommodation of manufactured homes, mobile homes and recreation vehicles in combination with any other land use district or any part thereof. This zoning classification will allow for the location of manufactured homes, mobile homes and recreation vehicles for residential purposes on individually owned lots and parcels in accordance with the provisions of this title. This classification applies to zoning districts that were formerly designated "MH manufactured home combining district" or "TR overlay district." (Ord. 623 § 1.5 (part), 1997)

17.36.020 Definitions.

- A. Manufactured home: see Section 17.08.030.
- B. Mobile home: see Section 17.08.030.
- C. Recreation vehicle: see Section 17.08.030. (Ord. 623 § 1.5 (part), 1997)

17.36.030 Allowed uses.

- A. Any use permitted in the underlying zone;
- B. A single-family dwelling;
- C. A manufactured home;
- D. A mobile home. (Ord. 623 § 1.5 (part), 1997)

17.36.040 Accessory uses.

- A. Any use associated with an allowed use;
- B. Garage with a capacity with not more than three vehicles. (Ord. 623 § 1.5 (part), 1997)

17.36.050 Prohibited uses.

- A. Manufactured homes or mobile homes constructed prior to 1976;
- B. Commercial uses not addressed as permitted under Section 17.36.060. (Ord. 623 § 1.5 (part), 1997)

17.36.060

17.36.060 Uses allowed with a special use permit.

A. The conditional uses limitation of the underlying zone shall apply.

B. Recreation vehicles for living purposes when set up in compliance with Section 17.36.070 (B) through (F) and any other applicable standard for the safety, health and welfare of the occupants as provided by this title or this code. (Ord. 623 § 1.5 (part), 1997)

17.36.070 Siting standards for MHC district.

Manufactured homes or mobile homes may be placed on lots with a zoning land use classification that allows single-family dwellings, if such lots have a manufactured home combining district classification, provided that:

A. Plans, elevations and a copy of the manufacture's set-up manual must be submitted to the Building Department prior to the issuance of a placement permit.

B. The unit must meet all setback requirements of the zoning district when placed on a lot.

C. If the foundation is not permanent, the blocking and tie down apparatus must meet the current local, state and federal standards, but in no case may it be less than required by the manufacturer.

D. If the foundation is permanent or if the unit is converted to real property, the foundation must meet the current local, state and federal standards, and in no case may it be less than required by the manufacturer, and, in the case of a conversion to real property, it must meet the requirements of WMC 17.34.030.E.

E. The unit must have solid skirting with an approved material around the entire structure.

F. The unit must be connected to an approved sewage disposal system with rigid ABS Schedule 40 or equivalent pipe.

G. The unit must be aesthetically compatible with surround development when installation is complete.