

RDC Chapter 18.730: MANUFACTURED HOMES

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18.730.005 - Purpose.

A manufactured home, as defined in Chapter 18.100, which meets federal construction and safety standards and is properly installed upon a lot, provides safe, modern, affordable housing opportunities.

(Ord. 676 § 1 (part), 1995).

18.730.010 - Permitted individually.

A manufactured home is permitted, subject to the requirements of Chapter 14.84 and the underlying zone and this chapter, on any lot where a single-family detached home is permitted.

(Ord. 676 § 1 (part), 1995).

18.730.020 - Manufactured home park.

A. Manufactured home park(s), as defined in Chapter 18.100, shall be allowed only through the PUD process described in Chapter 18.401.

B. A manufactured home park shall consist of a minimum of 10 acres.

C. A manufactured home park shall comply with the relevant development standards of this title and with the city engineering standards. Additionally, the following site development standards apply:

1. There shall be a minimum of 10 feet of separation maintained between all mobile homes on the site.
2. Accessory structures shall be located no closer than:
 - i. Ten feet to manufactured homes on adjacent spaces, unless constructed of noncombustible materials, in which case the minimum setback may be reduced to five feet;
 - ii. Five feet to accessory structures of manufactured homes on adjacent spaces; and
 - iii. Five feet to the manufactured home or other accessory structures on the same space, except a carport or garage may be attached to the mobile home.
3. A manufactured home park may allow recreational vehicles used as a primary residence, provided they are served by utility hookups that meet applicable building code standards. A recreational vehicle used as a primary residence must contain both an internal toilet and shower unless the manufactured home park provides toilet and shower facilities.

4. A manufactured home park shall provide open space or common area consistent with the requirements for multi-family housing.

(Ord. 676 § 1 (part), 1995).

18.730.030 - Manufactured home design standards.

A. In addition to other applicable design standards in Chapter 14.84 and this title, the following design standards shall apply to all manufactured homes placed within the city corporate limits:

1. The manufactured home shall be multi-sectional, enclose a space of not less than 960 square feet, and meet the requirements of a “designated manufactured home” under RCW 35.63.160.

2. The manufactured home shall be set upon and attached to a permanent foundation, as specified by the manufacturer, and the space from the bottom of the home to the ground shall be enclosed by concrete or an approved permanent wall finished with standard residential materials, which can be either load bearing or decorative.

B. The manufactured home shall have a pitched roof, except that no standard shall require a slope of greater than a nominal three feet in height for each 12 feet in width.

C. The manufactured home shall have exterior siding and roofing which in color, material and appearance is similar to the exterior siding and roofing material commonly used on residential dwellings within the community or which is comparable to the predominant materials used on surrounding dwellings as determined by the city of Ridgefield.

D. Only those manufactured homes certified by the manufacturer to have an exterior thermal envelope meeting performance standards which reduce heat loss levels equivalent to the performance standards required of single-family dwellings constructed under the state building code are allowed.

E. In addition to the provisions in subsections A to D above, the manufactured home and the lot upon which it is sited shall comply with all other standards applicable to conventional single-family residential dwellings in RLD zoning districts, including but not limited to RDC 18.210.060 and 18.210.065.

(Ord. 676 § 1 (part), 1995).