

Chapter 17.50

MANUFACTURED HOUSING SUBDIVISION DISTRICT--MS

Sections:

17.50.010 Permitted uses.

17.50.020 Minimum district size.

17.50.030 Area and width requirements.

17.50.040 Frontage regulations.

17.50.050 Setback requirements.

17.50.060 Sign regulations.

17.50.070 Off-street parking regulations.

17.50.080 Foundations and skirting.

17.50.090 Park model special use permit.

17.50.010 Permitted uses.

Uses permitted in the MS district on a lot or parcel having the required area and required width:

- A. One single-family manufactured housing unit used as a permanent living accommodation. Manufactured housing park models require a special use permit;
- B. Parks, recreation areas, churches, public uses, utility serving centers, child care facilities, etc., public and religious schools (but not including hospitals) provided all such facilities are at least fifteen feet away from all property lines and subject to issuance of a special use permit;
- C. Accessory uses customarily incident to the above uses, when located on the same lot or parcel, including a private garage.

(Ord. 94-4 § 12.05.08.01 (part), 1994)

17.50.020 Minimum district size.

The minimum area that may be zoned for a manufactured housing subdivision (MS) land use district is two acres.

(Ord. 94-4 § 12.05.08.01 (part), 1994)

17.50.030 Area and width requirements.

Required lot area and width in the MS district as are follows: minimum area of five thousand square feet of lot area with a minimum width of fifty feet. All corner lots shall have minimum widths of sixty feet and a minimum size of six thousand square feet.

(Ord. 94-4 § 12.05.08.01 (part), 1994)

17.50.040 Frontage regulations.

For permitted uses the minimum lot width at the setback line shall be fifty feet.

(Ord. 94-4 § 12.05.08.01 (part), 1994)

17.50.050 Setback requirements.

Setback regulations in the MS district are as follows:

- A. Front. Structures shall be located fifteen feet or more from any street right-of-way which is sixty feet or greater in width, or forty-five feet or more from the center of any street right-of-way less than sixty feet in width.
- B. Side. The minimum side yard for each main structure shall be five feet on each side.
- C. Rear. Each main structure shall have a rear yard minimum depth of fifteen feet.
- D. Walls, Fences and Obstructions to Vision. Walls or other fences not over eight feet in height may be built up to and including lot lines except in required front yard area. However, there shall be no obstruction to vision between two feet and eight feet above curb level within twenty feet of the intersection of two street right-of-way lines on any corner lot.

(Ord. 94-4 § 12.05.08.01 (part), 1994)

17.50.060 Sign regulations.

Signs shall conform to the standards for signs in residential land use districts as provided elsewhere in this code.

(Ord. 94-4 § 12.05.08.01 (part), 1994)

17.50.070 Off-street parking regulations.

Two off-street parking spaces shall be provided for each individual manufactured home.

(Ord. 94-4 § 12.05.08.01 (part), 1994)

17.50.080 Foundations and skirting.

Units in the manufactured housing subdivision land use district shall be placed on semi-permanent or permanent piers or foundations and shall be totally skirted if not on a permanent perimeter foundation. Wheels, axles and hitches shall be removed from the manufactured homes.

(Ord. 94-4 § 12.05.08.01 (part), 1994)

17.50.090 Park model special use permit.

Before a special use permit to erect a park model manufactured home in the manufactured housing subdivision (MS) land use district is issued, the applicant shall submit to the planning commission and county commissioners a design for the installation. The special use permit shall incorporate a design plan as a condition of the permit. The design plan shall include all proposed auxiliary buildings and structures, yard plan, etc. The purpose of the special use permit requirement is to control installation of park models in the land use district so as to maintain a reasonable appearance and maintain the economic value of adjoining properties by preventing unreasonable degradation of such land use districts. Park model manufactured housing, where permitted by special use permit, shall remain mobile with wheels, axles and hitches installed, and shall be removed from the site at least seven days in each calendar year. Temporary skirting may be installed.

(Ord. 94-4 § 12.05.08.01 (part), 1994)