

TITLE: AN ORDINANCE AMENDING THE ALBANY MUNICIPAL CODE, TITLE 20, KNOWN AS THE "CITY OF ALBANY DEVELOPMENT CODE," RELATIVE TO MANUFACTURED HOME DEVELOPMENT STANDARDS, ADOPTING FINDINGS, AND DECLARING AN EMERGENCY.

WHEREAS, the Albany City Council has directed staff to perform an update of the Albany Development Code; and

WHEREAS, the proposed amendments (Case No. DC-09-91) are a portion of that Development Code and Zoning Map update; and

WHEREAS, the Planning Commission following a public hearing on November 4, 1991, recommended approval of proposed amendments to the Development Code (Case No. DC-09-91) relative to existing Article 12 ; and

WHEREAS, a notice of the City Council public hearing has been published and posted; and

WHEREAS, the Albany City Council held a public hearing on November 20, 1991 and members of the public were given an opportunity to be heard.

NOW, THEREFORE, THE PEOPLE OF THE CITY OF ALBANY DO ORDAIN AS FOLLOWS:

Section 1: The Albany Municipal Code, Title 20, known as the "City of Albany Development Code," Article 12 is hereby amended as shown on Exhibit "A." The amendments, known as new Article 10, replace existing Article 12 in its entirety.

Section 2: The Findings below are hereby adopted in support of this decision:

- A. The proposed amendments are in compliance with Development Code policies on satisfying federal and state requirements and applying clear and specific standards.
- B. The proposed amendments are in compliance with Comprehensive Plan policies regarding promotion of a variety of housing alternatives and prices and the provision of an adequate number of locations for manufactured homes.
- C. The proposed amendments will clarify the text of the Code and improve readability of the regulations.
- D. The proposed amendments better achieve the goals and policies of the Comprehensive Plan than the existing regulatory language.

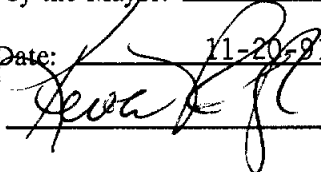
Section 3: A copy of this ordinance will be forwarded to the Department of Land Conservation and Development.

Section 4: Emergency Clause - Inasmuch as this ordinance is necessary for the imediate preservation of the peace, health, and safety of the citizens of this city of Albany, Oregon, an emergency is hereby declared to exist; and this ordinance shall be in full force and effect immediately upon its passage by the Council.

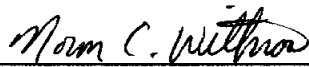
Passed by the Council: 11-20-91

Approved by the Mayor: 11-21-91

Effective Date: 11-20-91

  
 \_\_\_\_\_  
 Mayor

ATTEST:

  
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 Deputy City Recorder

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## ARTICLE 10

### MANUFACTURED HOME DEVELOPMENT STANDARDS

10.000 Overview. This article contains the standards of development for all manufactured housing subdivisions, parks and placements on individual lots 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 Subdivisions
- 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 or Oregon Administrative Rules Chapter 333, Division 31 as amended.
- 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. Where required, all perimeter foundations shall be constructed in accordance with the Council of American Building Officials (CABO) One and Two Family Dwelling Code. Permitted enclosure materials are concrete, concrete block, or other materials approved by the Building Official.
- 10.060 Attached Structures. All attached structures must be constructed to the Oregon State One and Two Family Dwelling Code.
- 10.070 Utilities. All manufactured home subdivisions and parks must 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 such utilities shall be located underground unless waived by the Director where underground service would require an exception to local prevalent conditions.

## CLASSIFICATION OF MANUFACTURED HOMES

10.080 Manufactured Home Classes. For purposes of these regulations, manufactured homes are divided into four types, "A," "B," "C," and "D." These classes are segregated by the size, age, and condition of the manufactured home. 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.

### CLASS "A"

10.090 Class "A" Definition. A Class "A" manufactured home is one which meets the following standards:

- (1) It contains more than one thousand (1,000) square feet of occupied space in a double-section or larger multi-section unit.
- (2) It will be placed onto a permanent foundation as specified in Section 10.190 or 10.310.
- (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 is either:
  - (a) a new, not previously occupied unit, or
  - (b) found upon inspection to be in excellent condition and free of structural, electrical, mechanical, and plumbing defects.

10.100 Class "A" Placement. Class "A" manufactured homes are permitted on individual lots in all Residential Districts, except RM-H, by conditional use approval. Class "A" homes are permitted outright in manufactured home subdivisions and parks, and as replacements to existing non-conforming manufactured homes. They are not allowed in any National Register Historic District. The review criteria for placement on individual lots are the design compatibility criteria listed in Section 10.180.

### CLASS "B"

10.110 Class "B" Definition. A Class "B" manufactured home is one which meets the following standards:

- (1) It contains more than seven hundred fifty (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 onto a permanent foundation as specified in Section 10.190 or 10.310.
- (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.
- (6) It has composition, shake, shingle, or tile roofing materials and a minimum pitch of 2/12.
- (7) It has non-reflective siding materials and trim typical of newer conventional built homes within the community.
- (8) It will have a carport or garage of like materials and color.
- (9) It is in good repair and free of structural, electrical, mechanical, and plumbing defects.

10.120 Class "B" Placement. Class B manufactured homes are permitted on individual lots in the RS-5, RM-5, and RM-3 districts by conditional use approval. Class "B" homes are permitted outright in all manufactured home subdivisions and manufactured home parks. In addition, they are permitted as replacements to existing non-conforming manufactured homes classified as Class B, C, or D. They are not allowed in any National Register Historic District. The review criteria for placement on individual lots are the design compatibility criteria listed in Section 10.180.

## **CLASS "C"**

10.130 Class "C" Definition. A Class "C" manufactured home is one which meets the following standards:

- (1) It has more than three hundred twenty (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 onto a support system in accordance with approved installation standards as specified in Section 10.310.
- (3) It will be enclosed with foundation siding/skirting in accordance with approved installation standards as specified in Section 10.050.
- (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.
- (6) It is in good repair and free of structural, electrical, mechanical, and plumbing defects.

- 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 non-conforming manufactured homes in a manufactured home subdivision or on an individual lot for units classified as Class C or D.

## **CLASS "D"**

- 10.150 Class "D" Definition. A Class "D" manufactured home is any residential trailer or mobile home built prior to June 15, 1976, and under ORS Chapter 446 is not defined as a recreational vehicle. It meets the following standards:
- (1) It has more than three hundred twenty (320) square feet of occupied space.
  - (2) It will be placed onto a support system in accordance with approved installation standards as specified in Section 10.310.
  - (3) It will be enclosed with foundation siding/skirting in accordance with approved installation standards as specified in Section 10.310.
  - (4) Utilities will be connected in accordance with a manufacturer's specifications and Oregon Department of Commerce requirements.
  - (5) It is in good repair and free of structural, electrical, mechanical, and plumbing defects, .
- 10.160 Class "D" Placement. Class "D" manufactured homes are permitted only in manufactured home parks as replacements to existing Class D units.

## **PLACEMENT ON INDIVIDUAL LOTS**

- 10.170 Manufactured Home Placements. Manufactured homes are permitted on individual parcels or lots outside of manufactured home subdivisions or 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 conventional built dwellings.
- 10.180 Review Criteria. Conditional use approval is required for placement of a manufactured home on an individual lot. In order to be approved, the unit must be found to have design compatibility with other dwellings in the "review area," which is the area within 300 feet of the subject lot or parcel or the nearest five dwellings. When said dwellings are in excess of 300 feet from the subject property, the owners of those properties shall also receive notice. The criteria for determining acceptable compatibility shall be based upon a review of the following design elements:
- (1) Roofing materials shall be similar in appearance to the most predominant type in the review area. The roof pitch shall be a minimum of 3/12. Manufactured homes placed in RM-5 or RM-3 districts may have a roof pitch of 2/12.
  - (2) Siding materials and trim shall be similar in appearance or complementary to other homes in



the review area including the type, color, and horizontal or vertical placement of materials.

- (3) A garage of like materials and color of the attached dwelling is required where similar features are predominant in the review area. A carport may be allowed if other homes in the review area also have carports or if there is a mixture of homes with or without garages or carports. The garage or carport may be required to be attached if other residences in the review area have attached garages.
- (4) The placement of the manufactured home and accessory structures upon the lot shall be consistent with other homes in the review area in terms of setback dimensions, angle to the street, location of garage or carport, and any other special features of the neighborhood or lot.
- (5) The location and design of porches, patios, driveways, walkways, and landscaping shall be reflective of and complementary to the features of homes in the review area.

10.190 Perimeter Enclosures. All Class A and Class B manufactured homes outside of manufactured home parks shall be set onto an excavated area with a perimeter enclosure, which must be similar in appearance to foundations or enclosures in the area. The excavated area shall be backfilled.

## MANUFACTURED HOME SUBDIVISIONS

10.200 Where Permitted. Manufactured home subdivisions are permitted with Site Plan Review approval in the RS-6.5, RS-5, RM-5 and RM-3 Districts in accordance with the standards of this Article and the standards for site plan review approval, Article 8. In addition, manufactured home subdivisions 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 subdivisions and planned unit developments for manufactured homes are not allowed in the RR, RS-10 and RM-H districts.

10.210 Same Standards Apply as for Conventional Development. Except as specified otherwise by this article, the standards for subdividing and developing land within manufactured home subdivisions are the same as for all other developments in accordance with the provisions of this Code.

10.220 Minimum Area Required. Any existing subdivision which is to be converted into a manufactured home subdivision must contain a minimum area of 5 acres. Any proposed conversion will be reviewed through the Conditional Use process. The review will encompass all lots which are proposed to be converted within the existing subdivision.

10.230 Lot Size and Dimension Requirements. Lots within a manufactured home subdivision must comply with the minimum requirement for lot sizes and dimensions of the base zone.

10.240 Coverage. The combined total of the manufactured home, any accessory structures, and all parking areas may occupy not more than 40% of a lot in a manufactured home subdivision.

## MANUFACTURED HOME PARKS

### GENERAL

- 10.250 Where Permitted. Manufactured home parks are permitted with Site Plan Review approval in the RS-6.5, RS-5, RM-5 and RM-3 Districts in accordance with the standards of this Article and the standards for site plan approval, Article 8. 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 the RR, RS-10 and RM-H districts.
- 10.260 Same Standards Apply as for Conventional Development. Except as specified otherwise by this article, the standards for subdividing and developing land within manufactured home parks are the same as for all other developments in accordance with the provisions of this Code.
- 10.270 Minimum Area Required. All manufactured home parks shall consist of a minimum area of 5 acres. Smaller parks may be considered through the conditional use process.
- 10.280 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. In addition, the density bonus provisions of Section 6.040 may also be applied. However, total density shall not exceed 10 units per acre.
- 10.290 Coverage. The combined total of manufactured homes, accessory structures, and parking areas may occupy not more than 40% of the total land area, excluding streets, in a manufactured home park.
- 10.300 Access. Manufactured Home Park accesses shall be located on public streets improved to a minimum width of 36 feet to a point intersecting a collector or arterial street.
- 10.310 Perimeter Enclosures. Classes A and B manufactured homes inside of manufactured home parks and Classes C and D manufactured homes must have perimeter foundations as specified above or be installed with an approved foundation siding/skirting enclosing the entire perimeter of the home. Foundation siding/skirting and backup framing shall be weather-resistant materials which blend with the exterior siding of the home. Below-grade level and for a minimum distance of six (6) inches above finish grade, the materials shall be resistant to decay or oxidation. The siding must be installed in accordance with the manufacturer's recommendations or approved equal standards.
- 10.320 Permitted Uses. Manufactured Home Parks may contain manufactured homes and accessory structures permitted in Section 10.060, community laundry and recreation facilities and other common buildings for use by park residents only, and one residence other than a manufactured home for the use of a caretaker or a manager responsible for maintaining or operating the property.

## SITE REQUIREMENTS

- 10.330 Park Streets. The minimum surfaced width of the accessway shall be 24 feet if there is no parking allowed, 30 feet if parking is allowed on one side only, or 36 feet if parking is allowed on both sides. The first 50 feet of the accessway measured from the public street shall be surfaced to a minimum width of 30 feet and shall be connected to the existing public street according to plans approved by the Director of Public Works.
- 10.340 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.
- 10.350 Recreation Area.
- (1) A minimum of 200 square feet per manufactured home space of outdoor or indoor recreation area must be provided which may be in one or more locations in the park. At least one recreation area must have minimum dimensions of 50 feet by 100 feet.
  - (2) A separate play area must be provided in all manufactured home parks that accommodate children under 14 years of age. 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 lot.
- Exceptions:
- (1) Separate play areas are not required if manufactured home parks are restricted as shown on their license to children over the age of 14 years.
  - (2) Separate play areas are not required in manufactured home parks which accommodate children under the age of 14 years when the manufactured home lot areas are at least 4,000 square feet in size.
- 10.360 Sidewalks. Permanent walkways of not less than three feet in width shall be provided from each manufactured home main entrance to the nearest public or private street. A minimum of 4-foot wide walkways 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.
- 10.370 Lighting. All accessways and walkways within the park shall be lighted at night to provide a minimum of 0.35 foot candles of illumination.
- 10.380 Placement. Manufactured home placement shall be in accordance with state requirements.
- 10.390 Screening. Manufactured home parks must provide buffering and screening as required by Sections 3.340, 9.240 and 9.250.
- 10.400 Signs. 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 6.160.

- 10.410 **Information Sign.** At each entrance to a manufactured home park, a permanent map layout shall be located on a sign indicating the address or space number of each manufactured home.
- 10.420 **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.
- 10.430 **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 in accordance with City Standards and provide buffering and screening as required in Section 9.080. In addition, except where garages are constructed, each manufactured home shall be provided with a permanent storage building (which may be attached or adjacent to the carport) containing a minimum of 32 square feet of floor area. In lieu of this requirement, a combined storage facility may be provided which contains a minimum of 32 square feet of storage space for each manufactured home space. The height of this structure shall not exceed 12 feet.
- 10.440 **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.
- 10.450 **Setbacks.** The following setbacks shall apply within manufactured home parks:
- (1) Distance between manufactured homes - 10 feet.
  - (2) Distance from a park building other than an accessory structure - 10 feet.
  - (3) Distance of a manufactured home or accessory structure from a space boundary - 3 feet, except where a carport, garage, or storage structure is shared by adjoining spaces in which case the shared facilities may be attached at the space dividing line.
  - (4) Distance of a manufactured home or accessory structure from an exterior park boundary or public right of way - 10 feet.
  - (5) Distance of a manufactured home or accessory structure from a roadway within the park - 8 feet.
  - (6) Distance of an accessory structure other than an approved manufactured home accessory structure attachment from a manufactured home - 3 feet.
- 10.460 **Landscaping.** All common areas within a manufactured home park -- exclusive of required buffer areas, building, and roadways -- shall be landscaped and maintained in accordance with the following minimum standards per each 1,000 square feet of open area.
- (1) One tree at least six feet in height.
  - (2) Five shrubs or accent plants.

- (3) The remaining area containing walkways and attractive ground cover at least 50% of which must be living ground cover within one year of planting.

All manufactured home spaces shall be similarly landscaped within six months of manufactured home placement. Such landscaping shall be the responsibility of the park owner unless under terms of the space rental agreement grading and materials are supplied by the park owner and labor is furnished by the renter.

10.470 Parking. Manufactured home parks shall be designed to include two automobile parking spaces for each manufactured home space which may include a garage or carport space and the driveway. In addition, one guest space shall be provided for every 8 manufactured home spaces in a park. 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 guest parking located within 300 feet of the building.

10.480 Patio. Each manufactured home shall be provided with a patio adjacent to the manufactured home, constructed of permanent material, and containing at least 120 square feet with a minimum width of 8 feet in its least dimension.

## APPLICATION REQUIREMENTS

10.490 Professional Design Team. The applicant for proposed manufactured home park shall certify in writing that a registered architect or professional designer; a landscape architect; and a registered engineer or land surveyor licensed by the State of Oregon have been utilized in the design and development of the project.

10.500 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 requirements of Section 8.120, 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 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 accessways 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) An enlarged plot plan of a typical manufactured home space, showing location of the foundation, patio, storage space, parking, sidewalk, utility connections, and landscaping.

### **TEMPORARY PLACEMENTS**

- 10.510 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 which follow.
- 10.520 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.
- 10.530 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.

10.540 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.

10.550 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. The permit may be extended as outlined in Section 1.080 (2).
- 10.560 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.
- 10.570 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.
- 10.580 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. A permit may be extended as provided in Section 1.080 (2). 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**

- 10.590 Where Permitted. Recreational vehicle (RV) parks are permitted in the CC, RM-5 and RM-3 districts with a conditional use approval. RV parks are also permitted in the LI, CH and TS districts with site plan review approval.
- 10.600 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.
- 10.610 Recreation Vehicle (RV) Park. RV parks shall be built to the following standards, and, in addition, 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 a minimum of 30 feet in width if parking is permitted on the margin of the roadway, or 24 feet in width 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 which is 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 spaces 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° F 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 roadway into the park, the park must be screened on all sides by a sight-obscuring hedge or fence not less than 6 feet in height.
- (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.