

Chapter 20.184 MANUFACTURED HOME PARKS

Sections:

- 20.184.010 Purpose.**
- 20.184.020 Locations permitted.**
- 20.184.030 Procedure for approval.**
- 20.184.040 Application requirements.**
- 20.184.050 Development standards for manufactured home parks and manufactured home placement.**
- 20.184.060 Final manufactured home park plan approval.**
- 20.184.070 Issuance of an installation permit.**
- 20.184.080 Adjustments.**
- 20.184.090 Expiration of manufactured home park approval.**

20.184.010 Purpose.

It is the purpose of this Chapter to establish a procedure to accommodate the placement of manufactured homes in designated park developments where individual spaces are leased or rented and not sold to the occupants. It is a further purpose of this Chapter to establish specific performance standards for the design of such park developments and establish minimum siting standards for placement of manufactured homes. (Ord. 2000-6 § 2(part), 2000; Ord. 95-5 § 1(part), 1995).

20.184.020 Locations permitted.

Manufactured home parks are permitted as shown in Chapter [20.100](#), Table of Permitted Land Uses. (Ord. 2018-16 § 7, 2018).

20.184.030 Procedure for approval.

A manufactured home park development requires a Level III Development Authorization.

20.184.040 Application requirements.

A. Each application shall contain detailed plans including the following:

1. Scale and north arrow of plan.
2. Boundaries and dimensions of the manufactured home park and number of acres included.
3. Vicinity map showing the relationship of the development to adjacent properties.
4. Location and dimensions of each space with such spaces designated by number or other designation.
5. Location and dimension of each existing or proposed building.
6. Location and width of roadways and pedestrian ways.
7. Location of each lighting fixture for exterior lighting.
8. Location of recreational and other common areas.
9. Location and type of landscaping, retained trees, newly planted trees, fences, walls, and other screening structures.

10. Location, arrangement, and design of all parking facilities.
11. Location of fire hydrants.
12. Enlarged site plan of typical space showing location of foundation, base, storage space, parking, utility connections, and other improvements.
13. Topography of the park site with contours indicated and a drainage plan.
14. Proposed public or private water and sanitary sewer systems.
15. Solid waste disposal system and structures.
16. Deed or preliminary title report certifying ownership.
17. A stormwater report for medium and large projects which includes a site plan, erosion and sediment control plan, and other information required by the City of Walla Walla Stormwater Design Standard Handbook. (Ord. 2017-45 § 77, 2017).

20.184.050 Development standards for manufactured home parks and manufactured home placement.

The following standards and requirements shall govern the development of manufactured home parks and placement of manufactured homes:

A. Manufactured Home Class Designation.

1. All manufactured homes placed in a manufactured home park shall be designated Class C or better.

B. Dimensional Standards.

1. No manufactured home park shall be created on a parcel of less than one acre in area.
2. All manufactured homes shall be located at least twenty feet from the perimeter of the park.
3. Spaces within the park shall be a minimum of three thousand square feet in size and thirty feet in width.
4. Maximum area coverage permitted for each individual space is seventy-five percent.
5. Only one manufactured home shall be permitted per space.
6. Setback and Separation Requirements in Manufactured Home Parks Established after April 10, 1991.
 - a. Manufactured homes and attached accessory structures: no closer than five feet from lot line.
 - b. Detached accessory structures: no closer than six feet from any other structure unless an intervening fire wall is provided.
 - c. Detached accessory structures one hundred twenty square feet or less: no closer than three feet from a designated lot line.
 - d. Detached accessory structures more than one hundred twenty square feet: no closer than five feet from a designated lot line. No manufactured home may be placed closer than five feet from

any manufactured home park street.

7. Setback and Separation Requirements in Manufactured Home Parks Established before April 10, 1991.

- a. Manufactured homes: no closer than three feet from any designated lot line. No closer than six feet from any other manufactured home, carport, or awning unless an intervening fire wall is provided.
- b. Attached carports and awnings: no closer than three feet from a designated lot line unless an integral automatic sprinkler system is installed in the manufactured home or an intervening fire wall is installed.
- c. Detached accessory structures: no closer than three feet from a designated lot line unless an intervening fire wall is provided. No closer than six feet from another structure unless an intervening fire wall is provided.

Where previous installations have not met rear yard setback requirements, the rear yard for newly installed units shall not exceed the average of the rear yard of the abutting dwellings.

No manufactured home may be placed closer than five feet from any manufactured home park street.

C. Park Streets.

1. All manufactured home parks shall have direct access to a dedicated street or state highway. Minimum frontage on a public street or state highway shall be sixty feet. Additional access points may be required.
2. All drives within a park shall be constructed as specified in the city standard plans for private lanes.
3. Each manufactured home space shall have direct access to an interior park drive and in no case shall individual spaces have direct access to a street along the periphery of the park.
4. Curbs and gutters may be required as part of an overall site plan.

D. Parking Space Requirements.

1. Two paved or graveled off-street parking spaces constructed in accordance with city standard plans for private lanes, each with minimum dimensions of nine by nineteen feet, shall be provided for each manufactured home space.
2. Paved parking for guests shall also be provided in every manufactured home park based on a ratio of one parking space for each four manufactured home sites. Parking spaces shall be constructed in accordance with city standard plans for private lanes.

E. Landscaping/Screening.

1. There shall be screening on all sides of a park perimeter in accordance with Section [20.106.045](#).
2. A minimum of fifteen percent of the gross park site area shall be landscaped common open space usable as outdoor recreation area and developed for that purpose commensurate with the needs of the anticipated residents. Neither landscaped areas of individual spaces nor paved drives shall contribute to this percentage.

F. Park Maintenance.

1. It shall be the responsibility of the park owner or manager to assure that all required landscaped areas and perimeter screening are perpetually maintained.
2. It shall be the responsibility of the park owner or manager to keep the park free of unsightly brush, leaves, weeds, and debris.

G. Signs.

1. Signs identifying a manufactured home park are subject to the regulations of the underlying zone. See Division VI, Sign Regulations.

H. Additional Standards.

1. All spaces shall be provided with a foundation base in accordance with the National Mobile Home Construction and Safety Standards Act of 1974 and rules and regulations adopted thereunder, including:
 - a. Regulations and interpretations of the State of Washington Department of Labor and Industries adopted pursuant to U.S. Department of Housing and Urban Development rules.
 - b. Information supplied by the manufacturer of the manufactured home.
2. Not more than ten percent of a manufactured home park area may be used to accommodate transient recreational vehicles.
3. Electrical distribution and telephone service systems and all other utilities to each space shall be underground except for outlets and risers at each space.
4. No installation permits shall be issued without proof of an electrical permit.
5. Adequate street lighting shall be provided within the park.
6. All manufactured homes placed within a park shall provide foundation fascia of weather resistant materials installed around the entire perimeter of the base of the unit prior to occupancy.
7. All removable towing devices shall be removed.
8. A designated storage area for recreational vehicles, boats, or trailers may be provided. If provided, a six-foot-high, sight-obscuring fence shall be erected around the perimeter of such storage area. Storage of recreational vehicles, boats, or trailers on individual manufactured home spaces or required parking stalls is prohibited.
9. Use of recreational vehicles for permanent residences is prohibited. (See "Recreational vehicle" as defined in Chapter [20.06](#).) (Ord. 2017-45 § 78, 2017: Ord. 2000-6 § 2(part), 2000: Ord. 96-7 § 1, 1996; Ord. 95-5 § 1(part), 1995).

20.184.060 Final manufactured home park plan approval.

Following hearing examiner approval, the developer shall submit the final manufactured home park plan. The final manufactured home park plan shall consist of an official survey of the exterior boundaries, roads, manufactured home spaces and common areas. Utility systems shall be stamped by a certified engineer.

- A. The plan shall also include all items 1 through 16 of Section [20.184.040](#).

B. The plan shall provide certification of approval of the development services director and the city engineer. (Ord. 2016-03 § 10, 2016).

20.184.070 Issuance of an installation permit.

The Building Official shall issue only manufactured home installation permits and certificates of occupancy which conform to the approved Final Plans of park development and all other applicable sections of this Chapter and other city ordinances and regulations. No installation permit for manufactured homes shall be issued prior to approval of the appropriate Development Authorization nor prior to completion of manufactured home park improvements, including drives, screening and landscaping of required common open spaces.

20.184.080 Adjustments.

No major changes such as rearrangement of spaces, blocks, or drives may be made to an approved manufactured home park plan without again going through the procedures provided under this Chapter for original manufactured home park approval.

20.184.090 Expiration of manufactured home park approval.

A. If construction has not been started within one (1) year from the date of approval of the manufactured home park, or if construction has been commenced but work has been abandoned for a period of one (1) year or more, and if no extension has been granted as provided in subsection B of this Section, authorization granted for the park and all permits related thereto shall expire and be null and void.

B. The Director may approve a twelve (12) month extension provided:

1. That termination of the manufactured home park approval would result in an unreasonable hardship to the developer of the land involved; and
2. That unforeseen conditions and circumstances have caused the delay in development; and
3. That an extension of time will not be adverse to neighboring property owners or the community.

[Mobile Version](#)