

TITLE 10
CHAPTER 10

RESIDENTIAL DISTRICTS

SECTION:

10-10-1:	Residential Districts and Purpose
10-10-2:	Residential Uses
10-10-3:	Non-Residential Uses
10-10-4:	Lot and Yard Provisions
10-10-5:	Site Development Provisions
10-10-6:	Accessory Dwelling Units
10-10-7:	Attached Housing
10-10-8:	Cluster Housing
10-10-9:	Multi-Unit Dwellings
10-10-10:	Manufactured Homes Outside of MH Subdivisions or Parks
10-10-11:	Mobile Home / Manufactured Home Parks
10-10-11-1:	Administrative Provisions
10-10-11-2:	Design Standards
10-10-11-3:	Development Plan
10-10-11-4:	Development Plan Procedure
10-10-11-5:	Mobile Home / Manufactured Home Park License
10-10-11-6:	Basic Regulations and Provisions
10-10-11-7:	Park Administration
10-10-11-8:	Definitions
10-10-12:	Undersized Residential Lots of Record

10-10-1: RESIDENTIAL ZONES AND PURPOSE:

- A. Low Density Residential (LDR): The Low Density Residential District is intended to provide a quality environment for low density, urban residential uses and other Planned Unit Development as determined to be necessary and/or desirable.
- B. Medium Density Residential (MDR): The Medium Density Residential District is intended to provide a quality environment for medium density, urban residential uses and other compatible land uses determined to be necessary and/or desirable.
- C. Mobile Home/Manufactured Home Residential (RMH): The Mobile Home/Manufactured Home Residential District is intended to provide mobile home/manufactured home owners and owners of other pre-manufactured homes an alternative to renting space in a mobile home/manufactured home park. It is further the intent of this District to establish areas within the City for permanent installations of mobile homes/manufactured homes, primarily for resident owners, and to establish certain design features enabling mobile homes/manufactured homes to blend with conventional housing.
- D. High Density Residential (HDR): The High Density Residential District is intended to provide a quality environment for high density, urban residential uses together with other compatible land uses determined to be necessary and/or desirable.

10-10-2: RESIDENTIAL USES:

A. Table 10-10-2-A. The following table indicates which uses are permitted in each residential zone.

Uses	LDR	MDR	RMH	HDR
Single-unit detached dwelling	P	P	P	C
Accessory structure	P	P	P	P
Accessory dwelling unit	P	P	P	P
Single-unit attached dwelling	N	SR	SR	P
Duplex	P	P	P	P
Tri-plex	N	C	C	P
Quad-plex	N	C	C	P
Multi-unit (5+ units)	N	N	N	SR
Cluster housing	N	C	C	P
Temporary dwelling/RV – Medical hardship	C	C	C	C
Manufactured home	P	P	P	C
Prefabricated dwelling	P	P	P	C
Manufactured home park/subdivision	N	C	SR	SR
Mobile home park	N	N	SR	SR
Residential Care Facility/Nursing Home	SR	SR	SR	SR
Boarding house/dormitory	N	C	C	SR
Transitional housing	N	N	N	N
Religious institution housing or parsonage	C	C	C	C
Planned Unit Development	D	D	D	D

P=Permitted with Type I review, SR=Type II site review required, C=Type III conditional use review required and N=Not permitted, D=Type III Planning Commission Review

10-10-3: NON-RESIDENTIAL USES

A. Table 10-10-3-A. The following table indicates which uses are permitted in each residential zone.

Uses	LDR	MDR	RMH	HDR
Public and semi-public buildings and uses (e.g. fire stations, pumping stations, reservoirs, etc.)	C	C	C	C
Public and private parks, playgrounds, community centers and recreation facilities	C	C	C	C
Religious institutions	C	C	C	C
Child care centers	C	C	C	C
Day nurseries (must retain residential character of building)	N	C	C	C
Recreation facilities for use of residents or guests as part of an approved PUD	P	P	P	P
Home occupations	P	P	P	P
Neighborhood Commercial	N	C	C	C
Bed and Breakfast Facility	N	C	N	N
Professional offices	N	N	N	C
Public parking areas	N	N	N	C
Agricultural uses	N	C	C	N

Gardens and greenhouses for the harvest of fruits, vegetables and flowers for noncommercial use	P	P	P	P
Hospitals	N	C	C	C
Public or private schools	N	C	C	C
Cemeteries	N	C	C	N

P=Permitted with Type I review, SR=Type II site review required, C=Type III conditional use review required and N=Not permitted

10-10-4: LOT AND YARD PROVISIONS:

- A. Minimum Lot Dimensions: To be designated a building site, a lot must meet the following minimum lot dimensions:

Table 10-10-4-A. Minimum Lot Dimensions by Development Type¹

	LDR		MDR		RMH		HDR	
Type	Width	Depth	Width	Depth	Width	Depth	Width	Depth
All development types including single-unit detached ² , except:	50 ft.	80 ft.	50 ft.	80 ft.	50 ft.	80 ft.	50 ft.	80 ft.
Single-unit attached dwelling	N/A	N/A	25 ft.	80 ft.	25 ft.	80 ft.	25 ft. ³	80 ft. ³
Manufactured Home Park	N/A	N/A	50 ft.	80 ft.	35 ft.	70 ft.	35 ft.	70 ft.
¹ Undersized lots of record with dimensions below the minimum may still be eligible for development. See Section 10-10-12. ² Cluster housing shall meet minimum lot sizes in FCC 10-10-8-C-2-b. ³ The single-unit attached dwelling dimensions shall also apply to single-unit detached dwellings in the HDR zone. Dimensions in 10-10-4-A are meant to be the minimum for each category and are not intended necessarily to be used together, minimum lot size is required.								

- B. Minimum Lot Area: To be designated a building site, a lot must meet the following minimum lot area:

Table 10-10-4-B. Minimum Lot Area by Development Type.¹

Development Type	LDR	MDR	RMH	HDR
Single-unit detached dwelling	7,500 sq. ft.	5,000 sq. ft.	5,000 sq. ft.	2,000 sq. ft.
Manufactured home or prefabricated dwelling on an individual lot	7,500 sq. ft.	5,000 sq. ft.	5,000 sq. ft.	2,000 sq. ft.
Single-unit attached dwelling	N/A	3,000 sq. ft.	3,000 sq. ft.	2,000 sq. ft.
Duplex	7,500 sq. ft.	5,000 sq. ft.	5,000 sq. ft.	2,000 sq. ft.
Tri-plex	N/A	7,500 sq. ft.	7,500 sq. ft.	5,000 sq. ft.
Four-plex	N/A	10,000 sq. ft.	10,000 sq. ft.	5,000 sq. ft.
All other development types ²	7,500 sq. ft.	5,000 sq. ft.	5,000 sq. ft.	5,000 sq. ft.
¹ Undersized lots of record with area below the minimum may still be eligible for development. See Section 10-10-12 of this Title. ² Cluster housing shall meet minimum lot sizes in FCC 10-10-8-C-2-a.				

- C. Lot Coverage: The maximum coverage shall not exceed the following:

	LDR	MDR	RMH	HDR
Maximum building coverage	50%	50%	50%	75%
Maximum coverage by all impervious surfaces	75%	75%	75%	85%

- D. Yard Regulations: Unless an adjustment or variance is granted in accordance with Chapter 5 of this Title, minimum setbacks and yard regulations shall be as indicated below:

Table 10-10-4-D. Minimum setbacks and yard regulations.

	LDR	MDR	RMH	HDR
Front				
Primary	10 ft.	10 ft.	10 ft.	5 ft. ¹
Garage or Carport vehicular entrance wall	20 ft.	20 ft.	20 ft.	20 ft.
Side				
Primary ²	10 ft.	5 ft.	5 ft.	5 ft. ¹
Accessory Building	5 ft.	5 ft.	5 ft.	5 ft.
Accessory Dwelling Unit	10 ft.	5 ft.	5 ft.	5 ft.
Parking Lot, Garage or Carport	10 ft.	5 ft.	5 ft.	5 ft.
Garage or Carport vehicular entrance wall	20 ft.	20 ft.	20 ft.	20 ft.
Rear¹				
Primary	10 ft.	5 ft.	5 ft.	5 ft. ¹
Accessory Building	5 ft.	5 ft.	5 ft.	5 ft.
Accessory Dwelling Unit	10 ft.	5 ft.	5 ft.	5 ft.
Parking Lot, Garage or Carport	10 ft.	10 ft.	10 ft.	10 ft.
Garage or Carport vehicular entrance wall	20 ft.	20 ft.	20 ft.	20 ft.
¹ Single-unit detached and duplex dwellings in the HDR District shall have the same front, side and rear yard regulations as the MDR District. ² Minimum side setbacks may be reduced to zero feet (0') for attached primary structures where they share a common wall with a structure on an adjacent lot. ³ For a corner lot or parcel which adjoins the point of intersections of two streets as defined in "Lot Type Corner" both lot or parcel lines are the front line. The sum of these setbacks shall not fall below the sum of the minimum front and side yard requirements for primary building and no setback shall be below the minimum primary side yard requirement for the district.				

1. The required front and side yards shall not be used for clotheslines, incinerators, storage of trailers, boats and recreational vehicles or of any materials, nor shall said yards be used for the regular or constant parking of automobiles or other vehicles, except as permitted under 10-3-8-A.
2. All patio and playground equipment structures and swimming pools shall be a minimum of five feet (5') from any side or rear property line.
3. When a multi-unit use adjoins a single-unit detached use, the multi-unit use shall be set back from shared lot lines one additional foot for each foot of height over twenty-eight feet (28'), except that the required setback shall not exceed twenty feet (20') from any lot line.

- E. Residential Density Standards: Unless a variance is granted in accordance with Chapter 5 of this Title, minimum and maximum density standards shall be as listed below:

	LDR ²	MDR ³	RMH ³	HDR
Minimum net density (units/acre)	-	-	-	12
Maximum average net density (units/acre)	-	12	12	25 ¹

¹Maximum average net density may be increased in the High Density Residential District through a PUD. See FCC 10-23. ²Maximum Density is calculated using minimum lot size for use(s) proposed. ³Existing undeveloped (infill) lots use lot sizes in Table 10-10-4-B. Subdivisions, partitions, lot line consolidations, and replats use 12 units per acre for MDR and RMH.

10-10-5: SITE DEVELOPMENT PROVISIONS:

- A. Building or Structural Height Limitations:
 - 1. Primary Structures: The maximum building or structural height shall be thirty-five feet (35'), excepting High Density District which shall permit forty feet (40'), limited to three (3) stories.
 - 2. Accessory Structures: The maximum building height shall be twenty feet (20').
 - 3. Accessory Dwelling Units: The maximum building height shall be twenty-eight feet (28').
 - 4. Nonresidential Structures: The maximum building height shall not exceed thirty feet (30').
 - 5. Structures in the HDR, LDR, MDR and RMH shall have a minimum roof pitch of 3/12, except mobile homes in the mobile/manufactured home parks or district.
- B. Fences: See Code Section 10-34-5 of this Title
- C. Vision Clearance: Refer to Section 10-2-13 and 10-35-2-14 of this Title for definition, and requirements.
- D. Off-Street Parking: Refer to Chapter 3 of this Title (Off-Street Parking and Loading)
- E. Signs: Signs shall be in accordance with Title 4, Chapter 7 of this Code. (Ord. 4, 2011)
- F. Landscaping: Except for single-unit and duplex dwellings, refer to Section 10-34 of this Title for requirements.
- G. Access and Circulation: Refer to Section 10-35 of this Title for requirements.
- H. Public Facilities: Refer to Section 10-36 of this Title for requirements.
- I. Lighting: Refer to Section 10-37 of this Title for requirements.

10-10-6: ACCESSORY DWELLING UNITS:

- A. Accessory Dwelling Units are permitted within all Residential Districts on all parcels with previously-existing primary detached single-unit dwellings subject to a Type I approval process and the following criteria:
 - 1. Construction Criteria:
 - a. The total floor area of the ADU shall be no fewer than 201 square feet. The floor area shall also not exceed 1,000 square feet, or 75 percent of the area of the primary unit; whichever is less.

- b. Where the primary dwelling is fewer than 500 square feet of living area, an Accessory Dwelling Unit may be constructed within up to 100% of the living area of the primary dwelling.
- c. Adequate provisions shall be made for stormwater, water, and wastewater as well as other utilities such as power.
- d. ADUs may be interior to, attached to, or detached from the structure of the primary dwelling, but are permanent structures built on a foundation, with the following exception:
 - i. Dwellings built on an axled frame designed for transportation on streets and highways do not qualify as ADUs unless made permanent through the payment of System Development Charges.
 - ii. ADUs built on an axled frame may be considered a permanent dwelling through the removal of tongue and running gear, addition of blocking, and the addition of skirting.

2. Siting & Design Criteria:

- a. Separate access shall be provided to each dwelling through a hard-surfaced pedestrian walkway leading to the nearest developed right-of-way or sidewalk. Connection through an existing sidewalk or driveway is permitted.
- b. Parking for each dwelling shall be denoted on a site plan, established, and maintained per FCC 10-3-4 and 10-3-8.
- c. One hundred square feet (100 sq. ft.) of open space, denoted on a site plan, shall be provided for the use of occupants of the ADU meeting the following criteria:
 - i. Not less than ten feet (10') in width or depth at any point.
 - ii. Located on land with less than a five percent (5%) slope.
 - iii. Cleared sufficiently of trees, brush and obstructions so that intended recreational use proposed is possible.
 - iv. Not used for temporary or regular parking of automobiles or other vehicles.
- d. Accessory Dwelling Units shall meet the architectural standards of the underlying zoning district. ADUs need not match the architecture of the primary dwelling if located within the side or rear yards of the primary dwelling. ADUs within the front yard of the primary dwelling must match the appearance, building material (in appearance) and color of the primary dwelling.
- e. Sites with more than one primary dwelling (i.e. a duplex or triplex), where an Accessory Dwelling Unit is proposed may be approved through a Type II process.
- f. Within the Low Density Residential, Medium Density Residential, Mobile Home / Manufactured Home, and Coast Village zoning districts: One ADU may be constructed per legal, buildable lot.
- g. Within the High Density Residential District, both a detached ADU and an attached ADU may be constructed on the same lot. The number of Accessory Dwellings per legal, buildable lot shall not exceed two. Applications with more than one ADU may be approved through a Type II review. All other criteria in place for ADUs shall be met.

- h. ADUs may be constructed or placed according to the standards of this chapter within other non-residential districts. One ADU may be constructed per legal, buildable lot.
- 3. Safety Requirements:
 - a. All Accessory Dwelling Units shall meet the standards of Building and Fire Code.
 - b. All Accessory Dwelling Units shall be inspected by the Building Official prior to their occupancy in order to determine the safety of the structure for habitation.
- B. Residential Development Density Standards do not apply to Accessory Dwelling Units.
- C. Accessory Dwelling Units shall not be used for Short Term Rentals.
- D. The standards of code section 10-10-6 regarding accessory dwelling units supercede those of all other residential districts.

10-10-7: ATTACHED HOUSING:

- A. Applicability: Single-unit attached dwellings, tri-plexes, and four-plexes are subject to all of the applicable sections of this Title.
- B. Intent.
 - 1. To provide a variety of housing types that respond to changing household sizes and ages, including but not limited to retirees, small families, and single-person households.
 - 2. To ensure that the overall size and visual impact of the attached development be comparable to standard residential development, by balancing bulk and mass of individual residential units with allowed intensity of units.
 - 3. To ensure minimal visual impact from vehicular use and storage areas for residents of the attached housing development as well as adjacent properties.
- C. Approval Criteria.
 - 1. Construction Criteria:
 - a. Maintenance easement: No building permit shall be issued for an attached development unless the applicant provides a copy of a recorded easement from the owner(s) of contiguous properties providing for reasonable ingress, egress, and use of such properties for the purpose of maintaining, repairing and replacing the premises. The easement shall be in a form approved by the City Attorney.
 - b. Number of attached units allowed: No more than 4 consecutive units that share a common wall or walls, roof, or foundation are permitted. A set of 4 attached units is allowed to be adjacent to a separate set of 4 attached units.
 - 2. Dimensional Standards: In addition to the standards listed in 10-10-4, attached housing must meet the following:
 - a. Interior side setback: Any exterior wall or portion thereof which faces but is not contiguous to an interior side lot line shall be setback a minimum of five feet. This standard shall also apply to accessory structures
 - 3. Open Space: Developments of four (4) or more units shall provide and maintain open space for the use of all occupants. Open space shall have the following characteristics:

- a. Not less than ten feet (10') in width or depth at any point.
- b. Located on land with grade less than five percent (5%) slope.
- c. Cleared sufficiently of trees, brush and obstructions so that intended recreational use proposed is possible.
- d. Not used for temporary or regular parking of automobiles or other vehicles.
- e. Includes at least one hundred (100) square feet of area for each dwelling unit. (Ord. 625, 6-30-80).
- f. Includes one or more of the following: indoor or outdoor recreation area, protection of sensitive lands (e.g., trees or bank vegetation preserved), play fields, outdoor playgrounds, outdoor sports courts, swimming pools, walking fitness courses, pedestrian amenities, or similar open space amenities for residents.
- g. Open space may be provided as private open space for single-unit attached dwellings.

4. Architectural Details

- a. Approved exterior building wall materials:
 - i. Lap siding, board and batten siding, shingles and shakes. Metal siding shall not be permitted
 - ii. Vinyl siding is permitted if it meets the following standards:
 - 1. The style emulates lap siding, board and batten siding, shingles and/or shakes.
 - 2. The vinyl is ultraviolet- and heat-stabilized.
 - 3. Panels are a minimum thickness of 0.044 inches.
 - 4. Soffit panels are a minimum thickness of 0.050 inches.
 - 5. Siding is installed with corrosion-resistant fasteners such as aluminum or galvanized nails.
 - 6. Siding is installed with sufficient space at openings, stops and nailing slots to allow for expansion and contraction of the material without warping, buckling or cracking.
 - iii. Brick or stone masonry with a minimum 2 ½" deep solid veneer material
 - iv. Cement-based stucco
 - v. Secondary materials: Any of the materials listed above as permitted may also be used as secondary materials or accents. In addition, the materials listed above are allowed as secondary materials, trims, or accents (e.g., flashing, wainscoting, awnings, canopies, ornamentation) when non-reflective and compatible with the overall building design, subject to approval. Secondary materials may be used on up to 30% of the façade.

- b. Single-unit attached dwellings shall include an area of transition between the public realm of the right-of-way and the entry to the private dwelling with one of the following options:
 - i. A covered porch or patio of at least sixty square feet with a minimum depth of five feet (5') between the main entrance and the street.
 - ii. Uncovered stairs that lead to the front door or front porch of the dwelling. The stairs shall rise at least three feet (3'), and not more than six feet (6'), from grade.
- 5. Off-Street Parking: Attached Housing must meet all of the applicable standards outlined in Section 10-3 of this Title.
- 6. Fences: Attached Housing must meet all of the applicable standards outlined in Section 10-34-5 of this Title.

10-10-8: CLUSTER HOUSING:

- A. Applicability: Cluster developments are subject to all the applicable sections of this Title. Where there is a conflict between these standards and standards elsewhere in the code, the Cluster Housing standards shall apply.
- B. Intent.
 - 1. To provide a variety of housing types that respond to changing household sizes and ages, including but not limited to retirees, small families, and single-person households.
 - 2. To encourage creation of more usable open space for residents of the development through flexibility in density and lot standards.
 - 3. To ensure that the overall size and visual impact of the cluster development be comparable to standard residential development, by balancing bulk and mass of individual residential units with allowed intensity of units.
 - 4. To provide centrally located and functional common open space that fosters a sense of community and a sense of openness in cluster housing developments.
 - 5. To ensure minimal visual impact from vehicular use and storage areas for residents of the cluster housing development as well as adjacent properties.
- C. Development Standards.
 - 1. Unit Standards:
 - a. Maximum average gross floor area: One thousand and two hundred (1,200) square feet per dwelling unit
 - b. Maximum height for primary dwellings: twenty-eight feet (28')
 - c. Minimum roof slope of all structures: 4:12
 - d. Permitted Housing Types:
 - i. Medium Density Residential and Mobile Home/Manufactured Home Residential Districts: Units may be single-unit detached or up to four units attached.

- ii. High Density Residential District: Units may be single-unit detached or any number of units attached.

2. Dimensional Standards: In addition to the standards listed in 10-10-4, cluster developments must meet the following:

- a. Minimum Lot size: Shall meet standards of Table 10-10-8-A.

	Minimum lot size for development on a single lot	Minimum lot size for development with individual lots
MDR and RMH	10,000 square feet	2,000 square feet
HDR	8,000 square feet	1,500 square feet

- b. Minimum lot dimensions: Minimum lot width for individual lots shall be twenty (20) feet, with a minimum lot depth of fifty (50) feet.
- c. Minimum setbacks from site perimeter: Same as the base zone.
- d. Minimum setbacks for single-family and duplex dwellings on individual lots within a Cluster Housing development:

	Setback
Front	10 ft.
Porch or stairs	5 ft.
Side	3 ft.
Rear	5 ft.

- e. Setbacks for accessory buildings shall comply with 10-10-4-D.
- f. Maximum building coverage shall be the same as the underlying zone.
- g. Minimum distance separating dwelling units (excluding attached dwellings and accessory structures): Six feet (6').

3. Density.

- a. For developments in the Medium Density Residential and Mobile Home/Manufactured Home Residential Districts: Maximum net density is 17.4 units per acre.
- b. For developments in the High-Density Residential District: Maximum net density shall be the same as allowed under 10-10-4-E.
- c. Units Per Cluster:
 - i. Medium Density Residential District: There may be 4-12 units per cluster.
 - ii. High Density Residential District: There may be 4-12 units per cluster with no limit on the number of clusters.

4. Open Space:

- a. Cluster Housing shall provide and maintain at least one common open space for the use of all occupants. The open space shall have the following characteristics:

- i. Located on land with a grade less than a five percent (5%) slope.
- ii. Cleared sufficiently of trees, brush and obstructions so that intended recreational use proposed is possible.
- iii. Not used for temporary or regular parking of automobiles or other vehicles.
- iv. Includes at least one hundred (100) square feet of area for each dwelling unit.
- v. Provides at least 50% of open space in the form of a single, contiguous, centrally located open space that:
 - A. Has a minimum dimension of twenty feet (20')
 - B. Abuts at least fifty percent of the dwellings in a cluster housing development.
 - C. Has dwellings abutting on at least two sides.
 - D. The common open space shall be developed with a mix of landscaping and lawn area, recreational amenities, hard-surfaced pedestrian paths, or a community building built for the sole use of the cluster housing residents. Impervious elements of the common open space, excluding community buildings, shall not exceed 30 percent of the total open space.
 - E. Shared non-recreational facilities such as shared laundry or storage facilities shall not count towards the open space requirement.
- b. If private open space is provided for dwelling units, it shall be adjacent to each dwelling unit. Private open space may include landscaping, porches, patios and decks. The minimum dimension for private open spaces shall be ten feet (10'), except that porches shall have a minimum dimension of five feet (5'). 2nd story decks are excluded.

5. Architectural Details

- a. Approved exterior building wall materials:
 - i. Lap siding, board and batten siding, shingles and shakes. Metal siding shall not be permitted
 - ii. Vinyl siding is permitted if it meets the following standards:
 - 1. The style emulates lap siding, board and batten siding, shingles and/or shakes.
 - 2. The vinyl is ultraviolet- and heat-stabilized.
 - 3. Panels are a minimum thickness of 0.044 inches.
 - 4. Soffit panels are a minimum thickness of 0.050 inches.

5. Siding is installed with corrosion-resistant fasteners such as aluminum or galvanized nails.
6. Siding is installed with sufficient space at openings, stops and nailing slots to allow for expansion and contraction of the material without warping, buckling or cracking.
- iii. Brick or stone masonry with a minimum 2 ½" deep solid veneer material
- iv. Cement-based stucco
- v. Secondary materials: Any of the materials listed above as permitted may also be used as secondary materials or accents. In addition, the materials listed above are allowed as secondary materials, trims, or accents (e.g., flashing, wainscoting, awnings, canopies, ornamentation) when non-reflective and compatible with the overall building design, subject to approval. Secondary materials may be used on up to 30% of the façade.
6. Off-Street Parking: Cluster Housing must meet all of the applicable standards outlined in Section 10-3 of this Title.
7. Fences: Cluster Housing must meet all of the applicable standards outlined in Section 10-34-5 of this Title.
8. Existing dwelling unit onsite: One existing single-unit home incorporated into a Cluster Cottage Housing Development that does not meet the requirements of this chapter is permitted to remain on a site developed for cluster housing and shall be considered a dwelling in the development. The existing single unit dwelling unit shall not be part of the average gross floor area calculations. Modifications or additions to the existing dwelling unit not consistent with the provisions of this chapter shall not be permitted.

10-10-9: MULTI-UNIT DWELLINGS:

- A. Applicability: Developments of five (5) or more attached residential units are subject to all of the applicable sections of this Title. Where there is a conflict between these standards and standards elsewhere in the code, the Multi-Unit Dwellings standards shall apply.
- B. Siting and Design Criteria:
 1. Separation Between Buildings: The minimum separation between multiple-unit buildings shall be thirty feet (30') except where buildings are arranged end to end. Except In such a case, there shall be at least a ten foot (10') separation and no doorway or entry may open into the space between the buildings.
 2. Public Facilities: In addition to requirements listed in Section 10-36 of this Title, the developer of a multi-unit dwelling shall have full financial responsibility for the utilities needed on the building site. The developer shall also have partial or full financial responsibility, as determined by the City, for extra capacity utilities required to serve the building site.
 3. Open Space: Developments of five (5) or more units shall provide and maintain at least one common open space for the use of all occupants. The open space shall have the following characteristics:
 - a. Not less than ten feet (10') in width or depth at any point.
 - b. Located on land with less than a five percent (5%) slope.

- c. Cleared sufficiently of trees, brush and obstructions so that intended recreational use proposed is possible.
 - d. Not used for temporary or regular parking of automobiles or other vehicles.
 - e. Includes at least one hundred (100) square feet of area for each dwelling unit. (Ord. 625, 6-30-80)
 - f. Includes one or more of the following: indoor or outdoor recreation area, protection of sensitive lands (e.g., trees or bank vegetation preserved), play fields, outdoor playgrounds, outdoor sports courts, swimming pools, walking fitness courses, pedestrian amenities, or similar open space amenities for residents.
4. Design Standards: Multi-unit buildings must meet all applicable design criteria of FCC 10-6-6-4 and 10-6-6-5, with the following exceptions:
- a. 10-6-6-4. G.
 - b. 10-6-6-5. F. 2.
 - c. 10-6-6-5. G. 3.
 - d. Vinyl siding may be permitted if it meets the following standards:
 - 1. The style emulates lap siding, board and batten siding, shingles and/or shakes.
 - 2. The vinyl is ultraviolet- and heat-stabilized.
 - 3. Panels are a minimum thickness of 0.044 inches.
 - 4. Soffit panels are a minimum thickness of 0.050 inches.
 - 5. Siding is installed with corrosion-resistant fasteners such as aluminum or galvanized nails.
 - 6. Siding is installed with sufficient space at openings, stops and nailing slots to allow for expansion and contraction of the material without warping, buckling or cracking.
5. Off-Street Parking: Multi-unit development must meet all of the applicable standards outlined in Section 10-3 of this Title.
6. Fences: Multi-unit development must meet all of the applicable standards outlined in Section 10-34-5 of this Title.

10-10-10: MANUFACTURED HOMES OUTSIDE OF MH SUBDIVISIONS OR PARKS

When a manufactured home is placed outside of a manufactured home subdivision or mobile home park in a zone which allows single unit dwellings, in addition to any other requirements that would be imposed were the structure constructed on site, the manufactured home shall comply with the following placement standards:

- A. Foundation: The manufactured home shall be placed on an excavated and back-filled foundation and skirted in conformance with the requirements of the Building Codes Agency Manufactured Dwelling Administrative Rules in effect at the time of construction.

- B. Roof Pitch: The manufactured home shall have a pitched roof with a nominal slope of at least three feet (3') in height for each twelve feet (12') in width.
- C. Thermal Performance: The manufactured home shall be certified by the manufacturer to have an exterior thermal envelope meeting performance standards which reduce heat loss to levels equivalent to the performance standards required of single family dwellings constructed under the State Building Code as defined in ORS 455.010.

10-10-11: MOBILE HOME/MANUFACTURED HOME PARKS:

10-10-11-1: ADMINISTRATIVE PROVISIONS:

- A. Compliance Required: No land within the City shall be developed for use as a mobile home/manufactured home park and no plan for such park shall be filed or recorded until submitted to and approved by the Planning Director through a Type II Process as defined in 10-1-1-6-2.
- B. Minimum Standards: The requirements and standards set forth in this Section are the minimum ones to which a mobile home/manufactured home park must conform before approval of the Planning Director.
- C. Conformity to the Comprehensive Plan: The mobile home/manufactured home park development shall conform to the City Comprehensive Plan of that portion of the City with which the development is located.

10-10-11-2: DESIGN STANDARDS: The following standards and requirements shall govern the application of a mobile home/manufactured home park development in an area in which it is permitted:

- A. A mobile home/manufactured home park shall not be less than one (1) acre in area, nor contain less than ten (10) rental spaces.
- B. Lots or spaces within the park shall contain a minimum of two thousand four hundred fifty (2,450) square feet, with a width of no less than thirty five feet (35').
- C. Only one living unit shall be permitted on a lot or space.
- D. No building, structure or land within the boundaries of a mobile home/manufactured home park shall be used for any purpose except for the uses permitted as follows:
 - 1. Mobile homes/manufactured homes or prefabricated structures for residential uses only, together with the normal accessory buildings such as cabana, ramada, patio slab, carport or garage and storage or washroom building.
 - 2. Private and public utilities and services on approval by the Planning Director.
 - 3. Community recreation facilities, including swimming pools, for residents of the park and guests only.
 - 4. Residences for the use of a caretaker and/or managers responsible for maintaining or operating the property.
 - 5. One small store for the convenience of the residents of the park and guests and/or other appropriate businesses subject to approval by the Planning Director.
- E. All mobile homes/manufactured homes shall be set back at least twenty feet (20') from mobile home/manufactured home park boundary lines abutting upon public streets or highways, one hundred feet (100') from the center line of a State highway, and at least ten feet (10') from other park boundary lines.

- F. All mobile homes/manufactured homes shall be provided with a foundation stand, which shall be improved to provide adequate support for the placement and tie down of the mobile home/manufactured home. The stand shall be all-weather surfaced with asphalt, concrete or crushed rock, and must be at least as large as the mobile home placed upon it. The stand shall be constructed so that it will not heave, shift or settle unevenly under the weight of the mobile home due to frost action, inadequate drainage, vibration, wind or other forces acting on the structure. Each stand design shall be approved by the City Building Official.
- G. All single-wide mobile homes/manufactured homes shall be tied down, thereby securing the structure against uplift, sliding, rotation and overturning. Anchors and tie downs or other devices to be used to stabilize the mobile home/manufactured home shall be of an approved type and shall be able to sustain a minimum load of four thousand seven hundred twenty five (4,725) pounds each. All such devices for anchoring and securing the structure must be approved by the City Building Official.
- H. All mobile homes/manufactured homes shall be required to provide minimum exterior finishing and construction of accessories as follows:
1. All mobile homes/manufactured homes shall have compatible skirting of a moisture resistant, noncombustible material or fire- retardant wood, which must be installed within sixty (60) days from placement of home. This skirting material must be maintained in perpetuity as long as the unit is habitable.
 2. Pedestals or supports shall be installed to insure adequate support for all mobile homes/manufactured home. However, no mobile home/manufactured home shall be permanently attached to a foundation.
 3. All awnings, carports, cabanas, etc., shall comply with the City's Building Code.
- I. All mobile home/manufactured home parks over ten (10) acres in size shall be located so as to have access on a street designated by the City as a collector street.
- J. Street lighting shall be provided within the park in accordance with Section 10-36. All other lighting in the park to include that provided for and on residential and accessory structures shall be provided in accordance with Section 10-37 of this Title.
- K. All utilities shall be installed underground.
- L. If a master TV cable is installed, the owner of the park shall see that a coordinated plan is prepared and executed.
- M. Buffering or screening, as required by the Planning Director, shall be a sight obscuring fence, wall, evergreen or other suitable planting at least six feet (6') high.
- N. Fences or windbreaks exceeding forty two inches (42") in height shall be no closer than three feet (3') to any structure or mobile home/manufactured home. Maximum height of all fences, except swimming pool fences and perimeter barriers, shall be six feet (6').
- O. The condition of soil, sand, groundwater level, drainage and topography shall not create hazards to the property or the safety of the occupants. The site shall be located so as not to be exposed to objectionable smoke, noise, odors or other adverse influence, which would subject persons or property to hazards.
- P. There shall be landscaping within the front and side setback area, and in all open areas of the mobile home park not otherwise used for mobile home park purposes. The method of landscaping shall be included in the park plan for approval by the Community Development Director. The proposed landscaping must meet the standards outlined in Section 10-34 of this Title. The maintenance of the open spaces is necessary to continue renewal of the park license.

- Q. The condition of soil, sand, groundwater level, drainage and topography shall not create hazards to the property or the safety of the occupants. The site shall be located so as not to be exposed to objectionable smoke, noise, odors or other adverse influence, which would subject persons or property to hazards.
- R. Utilities and street standards within a mobile home/manufactured home park should be set by the Public Works Department and staff on a finding of soil condition, drainage and traffic flow.
- S. All other conditions listed in the State Code for Mobile Home/Manufactured Home Parks must be complied with.

10-10-11-3: DEVELOPMENT PLAN:

- A. All applications submitted for approval of a mobile home/manufactured home park development shall consist of two (2) copies of a development plan. Such plan shall contain but not be limited to the following information:
 - 1. Name of person who prepared plan.
 - 2. Name(s) of person(s) owning and/or controlling the land proposed for a park.
 - 3. Name of mobile home/manufactured home park and address.
 - 4. Scale and north point of the plan.
 - 5. Boundaries and dimensions of the mobile home/manufactured home park.
 - 6. Vicinity map showing relationship of mobile home/manufactured home park to adjacent properties and surrounding zoning.
 - 7. Location and dimensions of each mobile home/manufactured home site, with each site designated by number, letter or name.
 - 8. Location and dimensions of each existing or proposed building.
 - 9. Location and width of mobile home/manufactured home park streets and pedestrian ways.
 - 10. Location of each lighting fixture for lighting the area.
 - 11. Location of recreational areas and buildings and common area.
 - 12. Location and type of landscaping plantings, fences, walls or combination of any of these, or other screening materials.
 - 13. Extent, location, arrangement and proposed improvements of all off-street parking and loading facilities.
 - 14. Location of fire hydrants.
 - 15. Enlarged plot plan of a typical mobile home/manufactured home space showing location of the stand, storage, space, parking, sidewalk, utility connections and landscaping.
 - 16. The plan shall indicate positions of the mobile homes/manufactured homes on their foundations.

17. The plan shall show the topography of the park site with contour intervals of not more than five feet (5'), except that the Building Official or Planning Director may require closer contour intervals.
 18. A drainage plan.
- B. At the time of application to construct a new mobile home/manufactured home park, the applicant shall submit, in addition to the above and as part of the development plan, two (2) copies of the following plans:
1. A survey and plat of the property.
 2. New structures.
 3. Public water systems approved by the appropriate governmental agency, and a certificate of connection to the City water system.
 4. Methods of sewage disposal approved by the Department of Environmental Quality, State of Oregon, and certification of approval to connect to City sewer system.
 5. Method of garbage disposal.

10-10-11-4: DEVELOPMENT PLAN PROCEDURE:

- A. Review Types.
1. Development plans for new manufactured home parks and alterations or expansions of existing parks by 25 percent or more of the shall be reviewed as a Type II review consistent with FCC 10-1-1-6-2.
 2. Alterations or expansions of existing parks by less than 25 percent shall be reviewed as a Type I review consistent with FCC 10-1-1-6-1.
 3. Approvals shall expire in two (2) years unless the plan is substantially implemented.
- B. Phased Development Plan. The development of a manufactured home park may be phased. No development may occur without receiving tentative phased development plan approval as set forth in this section. When the development of a manufactured home park is phased, one tentative plan is approved by Planning Commission for the entire phased development plan, and each individual phase receives separate approval from the Planning Director. Planning Commission shall approve a phased development plan, provided affirmative findings can be made that:
1. The proposed development plan meet the approval criteria for manufactured home parks.
 2. The proposed development plan includes the following elements:
 - a. A phasing plan that indicates the tentative boundaries of each phase, the sequencing of the phases, the tentative configuration of lots in each phase, and a plan for the construction of all required city infrastructure in each phase.
 - b. Connectivity for streets and City utilities between each phase ensures the orderly and efficient construction of required public improvements among all phases.
 - c. Each phase is substantially and functionally self-contained and self-sustaining with regard to required public improvements.

- d. Each phase is designed in such a manner that all phases support the infrastructure requirements for the phased subdivision as a whole.
- 3. If the approval of an individual phase requires the change of a boundary of a subsequent phase, or a change to the conditions of approval, the tentative phased development plan shall be modified prior to the approval of the individual phase.
- 4. Tentative development plan approval shall be effective for two years within which time the application and development plan must be submitted as required by this Title. An applicant may apply to the Community Development Director for two (2) extensions of two (2) years each. A decision to extend the approval shall be based on compliance with the following criteria:
 - a. The request for an extension is made in writing prior to expiration of the original approval;
 - b. There are special or unusual circumstances that exist which warrant an extension; and
 - c. No material changes of surrounding land uses or zoning has occurred.

Otherwise the entire procedure must be repeated for reconsideration in light of changed conditions that may exist.

10-10-11-5: MOBILE HOME/MANUFACTURED HOME PARK LICENSE:

- A. No use or occupancy of any mobile home/manufactured home park or building or facility covered hereunder will be allowed until the license is issued.
- B. The project as approved by the Community Development Director shall be completed before first occupancy is permitted.
- C. Licenses issued hereunder shall be valid for a period of one year, and renewable thereafter, unless a shorter or longer time is noted and approved by the Community Development Director on the signed approved copies of the development plan.

Deviations from the approved plan must be submitted to the Community Development Director for approval as revisions of the plan.

10-10-11-6: BASIC REGULATIONS AND PROVISIONS:

- A. Alterations and Additions: The management shall be held responsible for all alterations and additions to a mobile home/manufactured home park and shall make certain that all permits and inspections are obtained from the proper authorities.
- B. Electrical Connections: All electrical connections shall comply with the State Electrical Code and be duly inspected.
- C. Fire Extinguishers: Portable fire extinguishers rated Classes A, B and C shall be kept in service buildings and be maintained in good operating condition.
- D. Fire Hazards: The owner of the park shall be responsible to maintain the park free of dry brush, leaves and weeds which might communicate fires between mobile homes and other buildings in the park.
- E. Fire Hydrants: Approved fire hydrants shall be installed so that all mobile homes/manufactured homes and other structures are within three hundred feet (300') down the center line of a street of an approved fire hydrant.

- F. Fire Protection: Fire protection requirements for mobile homes/manufactured homes shall be the same as for a Group I occupancy under the Uniform Building Code as regards fire detection devices. These devices are the responsibility of the mobile home/manufactured home owner.
- G. Insignia of Compliance: All mobile homes/manufactured homes installed in mobile home/manufactured home parks after the effective date hereof shall meet State Mobile Home/Manufactured Home Building Code requirements and bear the insignia of compliance or be able to prove their mobile home/manufactured home meets or exceeds those standards within six (6) months.
- H. Inspections: The Building Official shall check each park a minimum of once a year and submit to the park owner and manager a written report stating whether or not the park is in compliance. If not in compliance, the owner must make whatever repairs are required before a license or license of renewal for the park will be issued.

An extension of time to make repairs may be allowed by the Planning Commission, if it can be shown that risk to the public health, safety or welfare will not be created by this extension, for a period not to exceed one year, by the granting of a temporary emergency license.
- I. Mail Boxes: The owner or operator of a mobile home/manufactured home park shall provide facilities for individual mail boxes or distribution facilities for incoming mail, and shall provide at least one collection box for outgoing mail which shall be dispatched daily.
- J. Management Responsibility: Either the owner, an operator or resident manager or similar supervisor or representative of the owner, shall be available and responsible for the direct management of the mobile home/manufactured home park while it is in use.
- K. Plot Plans: A plot plan must be provided by the park administration to the City, including the space and sizes of units permitted, on both pre-existing and newly established parks.
- L. Pre-Existing Mobile Home/Manufactured Home Park: A pre-existing mobile home/manufactured home park must file a plan which provides for improvements of the park to minimum standards for sanitation and electrical so as not to endanger the health or safety of occupants. Minimum standards would be in compliance with State codes for sanitation, fire and electrical safety standards, with a time period not to exceed twelve (12) months from the effective date hereof or upon annexation to the City.
- M. Refuse and Debris Control: All mobile home/manufactured home parks shall be maintained free of accumulations of refuse or debris which may provide rodent harborage or breeding places for flies, mosquitoes and other pests. All units shall have an adequate garbage container, as determined by the County Health Officer or his designate.
- N. Signs: All signs within the park shall be located so as to not be hazardous to passers-by. Sufficient signs for proper traffic direction shall be required. Signs advertising the park must comply with Title 4, Chapter 7 of this Code.
- O. Storage of Materials: Storage of decomposing, combustible or other unhealthy or unsafe materials inside or beneath any mobile home/manufactured home is not permitted, but may be allowed in an outside accessory building if such installation is approved by the City Building Official.
- P. Telephone: At least one public telephone for the use of the park residents shall be provided for use at all times, if available.
- Q. Water and Sewer Connections: All mobile homes/manufactured home, service buildings, etc., shall be connected to the City sewer and water systems in a manner that provides these services to the same degree as other residents of the City.

10-10-11-7: PARK ADMINISTRATION:

- A. It shall be the responsibility of the park owners and manager to see that the provisions of this Section are observed and maintained within their park, and for failure to do so the owner and manager shall be subject to the penalties provided for violation of this Section.
- B. No mobile home/manufactured home shall be installed in any mobile home/manufactured home park until an installation permit has been issued by the Building Department.
- C. The project shall be completed or, a minimum of ten (10) spaces must be available for occupancy before first occupancy is permitted.
- D. An accurate record book shall be maintained for the purpose of public health, safety and welfare containing the current names and location address of all residents, along with the dates of entry and departure from the park for a period of one year. Such record shall be available to any person authorized by the City Council to inspect the mobile home/manufactured home park.

10-10-11-8: DEFINITIONS

For the purposes of this Section, certain words and terms are defined below. Terms not defined in this Code shall have their ordinary accepted meanings within the context in which they are used. Webster's Third New International Dictionary of the English Language, Unabridged, shall be considered a standard reference.

ACCESSORY	Any structural addition to a mobile home/manufactured home, including awnings, carports, cabanas, porches, ramadas and similar structures.
AWNINGS	Any stationary structure, permanent or demountable, used in conjunction with a mobile home/manufactured home, or trailer, other than window awning, for the purpose of providing shelter from the sun and rain, and having a roof with supports and not more than one wall or storage cabinet substituting for a wall.
BUILDING LINE	A line on a plat indicating the limit beyond which buildings or structure may not be erected.
CABANA	A stationary, lightweight structure which may be prefabricated, or demountable, with two (2) or more walls, used adjacent to and in conjunction with a trailer to provide additional living space meant to be moved with the trailer.
COMMON AREA	Any area or space designed for joint use of tenants occupying mobile home developments. Not to include off-street parking areas.
CORNER LOT	A lot at least two (2) adjacent sides of which abut streets other than alleys, provided the angle of intersection of the adjacent street does not exceed one hundred thirty five degrees (135).
DENSITY	The number of mobile homes/manufactured homes or mobile home/manufactured home stands per gross acre.
DRIVEWAY	A minor private way used by vehicles and pedestrians on a mobile home lot or for common access to a small group of lots or common facilities.
EXPANDO	An expand is defined as a room or rooms that folds, collapses or telescopes into a mobile home during transport and which can be expanded at the site to provide additional living space.
LICENSE	A certificate for operation issued by the City pursuant to this Section.

LOT AREA	The total area reserved for exclusive use of the occupants of a mobile home/manufactured home.
LOT LINE	A line bounding the lot as shown on the accepted plot plan.
MOBILE HOME/ MANUFACTURED HOME COMMUNITY	A mobile home development and related utilities and facilities, including the mobile homes/manufactured homes and all of the people living within the development.
MOBILE HOME/ MANUFACTURED HOME LOT	A parcel of land for the placement of a mobile home/manufactured home and the exclusive use of its occupants.
MOBILE HOME/ MANUFACTURED HOME RESIDENTIAL DISTRICT (RMH)	A zone, the boundaries of which shall be defined and approved by the Planning Commission and City Council, which allows for the placement of mobile homes/manufactured homes for residential uses.
MOBILE HOME/MANUFACTURED HOME STAND	That part of an individual lot or parcel reserved for the placement of a mobile home/manufactured home.
MOBILE HOME MANUFACTURED HOME SUBDIVISION	Not less than five (5) acres of contiguous land, unless otherwise determined by the Planning Commission, which allows for the placement of mobile homes/manufactured homes for residential uses.
OCCUPIED AREA	That area of an individual mobile home/manufactured home lot which has been covered by a mobile home/manufactured home and its accessory structures.
OPEN SPACE	See Common Area
OWNER	The person having sufficient proprietary interest in the land sought to be developed to commence and maintain proceedings to develop the same under these regulations.
PAD	A minimum foundation treatment for a permanent mobile home/manufactured home installation, the construction of which is in compliance with City policy. Commonly, but not necessarily constructed of concrete two feet wide by six inches thick (2' x 6") and extending the length of the mobile home/manufactured home unit or units.
PERSON	Any individual, firm, partnership, corporation, company, association, syndicate or any legal entity, and including any trustee, receiver, assignee or other similar representative thereof.
RAMADA	A stationary structure having a roof extending over a mobile home/manufactured home or trailer, which may also extend over a patio or parking space for motor vehicles, and is used principally for protection from sun and rain.
RECREATIONAL VEHICLE	A vacation trailer or other unit with or without motive power which is designed for human occupancy and to be used temporarily for recreational or emergency purposes and has a floor space of less than 220 square feet, excluding built-in equipment, such as wardrobes, closets, cabinets, kitchen units or fixtures and bath or toilet room.
TIE DOWN	Any device designed to anchor a mobile home/manufactured home securely to the ground.

10-10-12: UNDERSIZED RESIDENTIAL LOTS OF RECORD

- A. Any pre-existing residential lot of record meeting the standards listed in FCC 10-8-3 shall be designated a building site.
- B. A pre-existing lot of record that is less than or equal to 30 feet wide must conform to all applicable standards outlined in Title 10, with the following exceptions:
1. Parking:
 - a. Minimum parking space requirements for residential uses may be reduced to one space per unit, and may be covered or uncovered.
 - b. A street facing garage of up to 12 feet wide per lot may be permitted but is not required to satisfy the minimum parking space requirement.
 2. Dimensional Standards:
 - a. Minimum Lot Width, Depth and Size: Minimum Lot Width, Depth and Size do not apply for undersized lots of record.
 - b. Height: Primary structure height is limited to 1.2 times the width of the structure.
 - c. Setbacks:
 - i. Detached Structures: Detached residential primary structure building envelopes with less than twenty-five feet (25') in width may reduce side setbacks equal to one half foot (0.5') per foot of building envelope less than twenty five feet (25') under the base zone setback. The minimum side setback shall not fall below three feet (3').
 - ii. Attached Structures; Attached residential primary structures may reduce the minimum side setback to zero feet (0') where they are attached to a structure on an adjacent lot.
 - d. Maximum Lot Coverage: The maximum coverage for buildings may not exceed 50% of the site area nor may the maximum coverage for all impervious surfaces exceed 75%, unless expressly permitted by the base zone.
 3. Density: Density standards do not apply for undersized lots of record.
- C. No lot or combination of contiguous lots, either vacant or containing a residential dwelling, shall be platted or replatted so that an undersized lot is created, nor shall a lot be platted or replatted if setbacks or dimensions less than the minimum would result.

Amended by Ordinance No. 15, Series 1988

Amended by Ordinance No. 3 , Series 1999

Section 10-10-5 B,C,E - Amended by Ordinance No. 26, Series 2008

Section 10-10-5 amended by Ordinance No. 9, Series 2009

Section 10-10-3 B – Amended by Ord. No. 2, Series 2011 – effective March 11, 2011

Section 10-10-5-D-E – Amended by Ord. No. 4, Series 2011 – effective April 22, 2011

Section 10-10-5-D amended by Ord. No. 3, Series 2013 – effective 7-31-13
Section 10-10-5-I amended by Ord. No. 12, Series 2014 – effective 12-31-14
Section 10-10-3 and -5-C amended by Ord. No. 11, Series 2016 – effective 11-16-16
Section 10-10-6 and 7 amended by Ord. 4, Series 2018 – effective 6-21-18
All Sections amended by Ord. 7, Series 2019 – effective 12-18-19
All Sections amended by Ord. 6, Series 2023 – effective 8-17-23