

## **MANUFACTURED HOME PLACEMENT STANDARDS**

The following standards apply to the placement of manufactured homes on individual lots in residential zones outside of mobile home parks and manufactured home subdivisions, except for those areas (neighborhoods) where they are inconsistent with established, historical or other identifiable architectural residential construction patterns. All manufactured homes on individual lots in residential zones shall:

- A.** Be multi-sectional (double-wide or wider) and enclose a floor area of not less than 1,000 square feet.
- B.** Unless located within a designated flood hazard area, have backfill style foundations or skirting of pressure treated wood, masonry or continuous concrete footing wall construction complying with the minimum set-up standards of the adopted state Administrative Rules for Manufactured Dwellings, such that the manufactured home is located not more than 12 inches above original overall lot grade.
- C.** Have a roof with a nominal pitch of 3 feet in height for each 12 feet in width.
- D.** Not have bare metal siding or roofing, the siding shall be painted, and roofing and siding shall be in good serviceable condition without portions missing, damaged, cracked or otherwise defective
- E.** Be certified by the manufacturer to have exterior thermal envelopes meeting the performance standards specified by state law for single family dwellings constructed under the state building code.
- F.** Have a garage or carport with exterior materials matching the residential unit.
- G.** Be subject to all other applicable Zoning Ordinance and Municipal Code requirements that apply to single-family dwellings in residential zones.