

Chapter 17.07

MANUFACTURED HOUSING RESIDENTIAL ZONE (RM)

17.07.010 Established.

There is established the manufactured housing residential zone (RM) and the standards and regulations by which certain land uses may be permitted therein.

17.07.020 Purpose and intent.

The function of the RM zone is to provide for unattached, manufactured (mobile) housing uses on individual lots and within manufactured home parks. The RM zone is designated to implement the single-family residential manufactured (mobile) housing category of the Comprehensive Plan.

17.07.030 Permitted uses.

The land uses permitted in the RM zone are listed in the zoning matrix and generally described as follows:

A. Single-family manufactured (mobile) home parks which meet the specific standards outlined in Chapter [17.28](#) AHMC;

B. Single-family manufactured (mobile) housing on individual lots, which meet the following standards:

1. All manufactured homes shall not be more than 10 years old as determined by the manufacturer date placed in any zone in the city, including mobile home parks;

2. All manufactured homes shall be doublewide in size (each half a minimum of 12 feet wide) and have a minimum floor area of 800 square feet when erected;

3. All manufactured homes shall be placed on continuous footings below frost depth as specified by the Building Inspector and shall be blocked per manufacturers' specifications. The foundation system shall be pit set;

4. All manufactured homes shall be skirted with material that will resemble a typical residential foundation. The required crawl space shall be vented per manufacturer's specifications. Siding must appear nonmetallic and look like a stick built home;

C. Accessory uses as allowed in the R-1 zone; however, no accessory structure shall contain more square footage than the primary dwelling unit;

D. Secondary uses as allowed in the R-1 zone;

E. Single-family, unattached dwellings.

17.07.040 Conditional uses.

In accordance with AHMC [17.03.110](#) through [17.03.140](#), the following uses may be permitted in the RM zone by the Hearing Examiner; provided, that if terms of this title will be complied with and that the use will conform to the Comprehensive Plan:

A. All conditional uses permitted in the R-1 zone.

17.07.050 Prohibited uses.*

The following uses are prohibited in the RM zone:

A. All uses prohibited in the R-1 zone.

* Code reviser's note: See also AHMC [6.05.020](#) and [9.20.125](#).

17.07.060 Development standards.

Before the issuance of a building permit, evidence of compliance with AHMC [17.07.070](#) through [17.07.150](#) shall be provided to the Planning Department. Any open space or park development mitigation shall be consistent with AHMC 16.09 and the City's park plan.

17.07.070 Density.

The maximum density of dwelling units on individual lots in the RM zone shall be seven dwelling units per acre. Proposed land uses within accident potential zones must comply with the population density guidelines outlined in the air installation compatible use zone (AICUZ) study prepared by Fairchild Air Force Base.

17.07.080 Minimum lot area and frontage.

The minimum lot area for manufactured (mobile) homes on individual lots in the RM zone shall be 6,000 square feet, with 60-foot street frontage.

17.07.090 Minimum yards.

A. The minimum yards and setbacks for permitted and accessory uses in the RM zone shall be as follows:

Front yard – 25 feet

Rear yard – 10 feet

Side yard – 5 feet

Corner yard – 15 feet.

B. Portable Structures. No temporary structure, garage, building shed, carport, gazebo, shipping containers, tent, and/or air supported structures shall be erected or maintained in the areas within the front or side yard setback requirements. One shed, with no foundation, that can be removed or detached within a reasonable amount of time to allow access by the Fire Department, with a maximum size to meet the minimum exempt level from the building department, shall be allowed within the back yard setback requirements. Except in the R-1 zone, utility sheds and garages will have a five-foot setback from the property line on the inside side yard and the rear yard.

C. Decks, Porches and Awnings. Decks, porches and awnings will be permitted in the front yard setback provided the safety railing of the deck or porch is not less than 36 inches in height and not more than 48 inches in height; the deck or porch may have a roof built over it, as long as the drip line of the roof does not extend more than 10 feet from the front of the structure. They must meet building setbacks. Decks, porches and awnings are permitted in the backyard. The porch shall not be enclosed.

17.07.100 Maximum building coverage and height.

A. The maximum building coverage in the RM zone shall be 50 percent of the lot area (35 percent for the dwelling unit).

B. The maximum height of buildings or structures in the RM zone shall be 35 feet above the mean ground level.

17.07.110 Parking standards.

Off-street parking spaces shall be provided in accordance with the requirements of Chapter [17.21](#) AHMC.

17.07.120 Sign standards.

Signage standards for uses in the RM zone shall be as provided in Chapter [17.23](#) AHMC.

17.07.130 Fence and wall standards.

Standards for fences and walls in the RM zone shall be as provided in Chapter [17.20](#) AHMC.

17.07.140 Landscaping standards.

Landscaping standards for uses in the RM zone shall be as provided in Chapter [17.22](#) AHMC.

17.07.150 Storage standards.

Storage standards for uses in the RM zone shall be as provided in Chapter [17.25](#) AHMC.