

of this delineation shall be the flood insurance study, including the flood insurance rate maps, for the city.

(b) The uses of and/or development of land within the designated floodplain area shall be only those uses and structures permitted in the specific district regulations for the zone in which the proposed use and/or development is to be located. For the purposes of administration and review of applications for the use and/or development of land within designated floodplain areas, and article II of chapter 109, flood damage prevention are deemed the governing regulations. (Zoning Ord., § 14.32.07)

Sec. 117-255. Manufactured housing parks.

Manufactured housing parks are permitted uses in AG and RR districts, and may be allowed in R-3 zones subject to approval of a conditional use permit. The following minimum standards apply to new parks, and expansions of existing parks:

- (1) *Setbacks.* Each manufactured housing unit space shall be set back at least 30 feet from all street rights-of-way, and at least 20 feet from all other lot lines.
- (2) *Minimum lot size and space size.* Manufactured housing parks shall contain at least 4,350 square feet of gross site area for each manufactured housing unit space within the park. Each individual manufactured housing unit space shall be at least 3,000 square feet in area, but shall not occupy more than 50 percent of the lot area.

- (3) *Separation of units.* Each manufactured housing unit and accessory structure shall be separated by at least 20 feet of horizontal distance from all other manufactured housing units and accessory structures.
- (4) *Parking.* At least two paved parking spaces, 180 square feet in area in each space shall be provided as a part of each manufactured housing unit space. To provide for guests, one additional paved parking space, at least 180 square feet in area, shall be provided for each ten manufactured housing unit spaces. These guest parking spaces shall be centrally located within the park.
- (5) *Driveways.*
 - a. *Length and design.* Internal driveways or courts designed to have one end permanently closed, shall be no more than 400 feet long unless approved by the planning commission. A turnaround having an outside roadway diameter of at least 80 feet shall be provided at the closed end of any driveway.
 - b. *Paving.* All internal driveways shall be paved with asphalt. The minimum requirements are six inches of compacted SB2 gravel with three inches of asphalt surface on firm subgrade. Property owners shall be responsible for maintaining paving on all internal driveways.
 - c. *Width.* Drive shall have a minimum paved width of 26 feet. One-way drives are specifically prohibited.

- (6) *Signs.* One detached, indirectly illuminated sign, not exceeding 20 square feet in area, may be erected at the main entrance to the manufactured housing park.
- (7) *Refuse collection facilities.* Refuse collection facilities and/or provisions shall be indicated on the site plan, and shall be provided in accordance with city sanitation department standards. There shall be opaque screening on three sides of dumpsters.
- (8) *Fire protection.* Fire lines and fire hydrants shall be shown on the site plan, and shall be in accordance with recommendations of the director of public safety. No mobile home or manufactured housing unit space shall be more than 250 feet from a fire hydrant.
- (9) *Water and wastewater service.* Each mobile home/manufactured housing unit shall be connected to the public sanitary sewer and a public water supply system.
- (10) *Underground utilities.* All light, gas, water, telephone and cable television distribution and service lines to each individual mobile home/manufactured housing unit shall be placed underground and conform to all state and local codes, ordinances and laws.
- (11) *Inspections.* It shall be the duty of the building inspector to make an annual inspection of each approved manufactured housing park and present to the park owner and unit owner a written list of existing violations, should there be any.

- (12) *Resident managers.* In manufactured housing parks containing 30 or more units, a manager must reside with the park area.
(Zoning Ord., § 14.32.08)

Sec. 117-256. Manufactured housing units.

Manufactured housing units, those that do not meet the definition of residential design, manufactured housing units, shall be located only in approved locations. No permit or other approval shall be granted for the placement of a manufactured housing unit that is more than eight years old, as measured from the date that the permit or approval is sought, or be reconditioned to meet code requirements.
(Zoning Ord., § 14.32.09)

Sec. 117-257. Manufactured housing units, residential design.

Compliance with all of the standards of this section is required in order for a manufactured housing unit to be classified as a residential design, manufactured housing unit.

- (1) *Size.*
 - a. The minimum width of a residential design, manufactured housing unit shall be 22 feet, with width measured perpendicular to the longest axis at the narrowest part.
 - b. The length of a residential design, manufactured housing unit shall not exceed four times its width, with length measured along the longest axis.

- c. A residential design, manufactured housing unit shall have a minimum area of 1,150 square feet enclosed and heated living area.

(2) *Roof.*

- a. *Pitch.* The roof must be predominantly double-pitched and have a minimum vertical rise of two inches for every 12 inches of horizontal run.
- b. *Materials.* The roof must be covered with material that is customarily used on site-built housing units. Customary materials include wood, asphalt composition shingles, or fiberglass shingles, but not aluminum, corrugated fiberglass, or metal.
- c. *Eaves.* The roof shall have a minimum eave projection and roof overhang of ten inches, which may include a gutter.

(3) *Siding.*

- a. *Materials.* Exterior siding must be of a material customarily used on site-built housing units. Customary materials include wood, composition, simulated wood, clapboards, conventional vinyl or metal siding, brick, stucco, or similar materials. Customary materials do not include smooth, ribbed or corrugated metal or plastic panels or material that has a high gloss finish.
- b. *Design and placement.* Siding material shall extend below the top of the foundation or cur-

tain wall, or the joint between the siding and enclosure wall shall be flashed in accordance with the city's adopted building code.

(4) *Installation of unit.*

- a. *Guidelines.* The unit shall be installed in accordance with the recommended installation procedures of the manufacturer, and the standards established by the International Conference of Building Officials and published in the most recent edition of Guidelines for Manufactured Housing Installations.
- b. *Foundation.* A continuous, permanent concrete or masonry foundation or masonry curtain wall, unpierced except for required ventilation and access which may include walk-out basements and garages, shall be installed under the perimeter of the unit, also in accordance with International Conference of Building Officials guidelines.

(5) *Entrance landing area.* At the main entrance door to the unit there shall be a landing that is a minimum of five feet which is constructed in accordance with building code requirements.

(6) *Transport equipment.* All running gear, tongues, axles, and wheels must be removed at the time of installation of the unit on the lot.

(7) *Finished floor elevation.* The finished floor of the unit shall meet

the manufacturer's specifications unless the unit is located in a floodplain, in which case floodplain regulations shall rule.

- (8) *Additions.* Attached additions and detached garages shall comply with the building code, and floodplain regulations, if applicable. All standards of this section shall apply to such additions and garages.

(Zoning Ord., § 14.32.10)

Sec. 117-258. Mobile vending trailers.

(a) *Purpose.* The purpose of this section is to establish standards to regulate the use and location of commercial trailers in the city. These standards are necessary to promote public safety and preserve property values.

(b) *Applicability.* This section shall apply to any commercial trailer or vending stand that is transported to property within the city. A commercial trailer or vending stand is defined as a transportable structure not permanently attached to the ground which is used on a short-term basis to conduct a commercial activity such as, but not limited to, the sale of merchandise or food. Vending carts and tables shall be included in this definition.

(c) *General provisions.* The following provisions shall apply to commercial trailers.

- (1) Commercial trailers and vending stands shall be permitted only in zoning districts which permit the specific use for which the trailer is intended as permanent sited location, unless otherwise allowed by this section.

- (2) Prior to locating a commercial trailer or vending stand on any parcel, a building permit must be obtained. The trailer or stand must be permanently attached to a foundation with an approved permit issued. Only one commercial trailer is permitted on each parcel, unless provided for otherwise within this section.
- (3) At the time a building permit is requested, a site plan shall be provided of the parcel on which the trailer is to be located. The site plan shall show the boundaries of the parcel, all existing buildings and their dimensions, parking areas and the number of spaces, and the proposed location of the trailer.
- (4) When applicable, a state health district approval letter shall accompany the permit application for products under the jurisdiction of the state health district. Use of the commercial trailer or vending unit shall not commence until a final occupancy certificate is issued by the building department.
- (5) A minimum of three parking spaces shall be provided for the use of employees and customers. This requirement is in addition to the number of parking spaces required for the existing buildings on the parcel. The trailer or stand may not be placed on the parcel if its placement would cause the parcel to no longer meet this zoning chapter requirements for minimum number of parking spaces.
- (6) The trailer must meet the minimum setback requirements for the