



Planning Division Policy

Policy No.: M-1

Date: May 1, 2018

Subject: Manufactured Housing – Design guidelines for installation of manufactured homes within the City.

At the May 1, 2018, Planning Commission regular meeting, the Planning Commission approved additional design guidelines for the installation of manufactured homes. State law requires cities and counties allow manufactured homes in the same zoning districts as single-family homes, as long as they are set on a permanent foundation and meet local design standards.

Per Section 17.44.020.B of the LEMC, Manufactured housing shall be a permitted use in those areas of the City which meet the following requirements:

- a. Single-family dwellings are permitted by the underlying zone.
- b. Contain vacant lots compatible with manufactured housing use by reason of size and existing residential development.

Per Section 17.44.020.D of the LEMC, each manufactured home shall comply with all of the development standards of the applicable zoning district in which it is proposed to be located and meet the following additional minimum standards:

- a. Each manufactured home shall be certified under the National Mobile Home Construction and Safety Standards Act of 1974.
- b. Each manufactured home shall be placed on a permanent foundation system approved by the Director of Community Development or Chief Building Official.
- c. The exterior shall be of a material similar to that utilized in conventionally built single-family dwellings.
- d. The roof shall be of a material similar to that utilized in conventionally built single-family dwellings, have an eave and gable overhang of not less than 12 inches measured from the vertical side of the manufactured home and have a pitch not less than that required for conventionally built single-family homes.
- e. An enclosed garage shall be provided which is similar to that provided for single-family dwellings and the exterior siding and roof materials shall be the same as the manufactured

Additional Design Guidelines

The following are additional design guidelines for the installation of manufactured housing:

1. Minimize the appearance of building scale differences between proposed dwelling unit(s) and existing neighborhood residential units. Reflect the architectural character of neighboring residences (within 1,000' on the same street) through use of related building features.
2. Use building materials with texture and pattern and a high level of quality and detailing. Reserve brightly saturated colors for accent or trim features.
3. Ensure that the exterior siding and roofing which in color, material and appearance is similar to the exterior siding and roofing material commonly used on residential dwellings within the community, or which is comparable to the predominant materials used on surrounding dwellings.



4. Ensure that the manufactured home is placed on an excavated and back-filled foundation which is enclosed at the perimeter such that the manufactured home is not more than 12 inches above grade.
5. Any skirting proposed shall be designed to match the architecture of the manufactured home. Materials such as brick or stone veneer shall be used. Lattice or metal skirting shall not be used.



6. Provide a clearly defined building or courtyard entry from the primary street.
7. Use building and roof modulation and articulation to reduce the appearance of large building masses.



8. Provide a pitched roof with a slope of at least 3 feet in height for each 12 feet in width.
9. Provide relief, detail, and visual rhythm on the facade with well-proportioned windows.
10. Garages should match the exterior materials of the residential unit.
11. Garages should be designed so that they do not dominate the dwelling's street facade.



Any modifications to either the evaluation criteria or the Conditions of Approval shall be approved by the Community Development Director or his designee. In the event that the proposed modifications are significant in nature they shall be referred to the Planning Commission for consideration.