

CITY OF COSMOPOLIS

ORDINANCE NO _____

AN ORDINANCE PERTAINING TO ZONING, ESTABLISHING CONDITIONS FOR THE LOCATION OF MANUFACTURED HOMES ON INDIVIDUAL LOTS; ADDING A NEW SECTION 18.52.170 TO THE COSMOPOLIS MUNICIPAL CODE.

BE IT ORDAINED by the City Council of Cosmopolis as follows:

SECTION 1. A NEW SECTION 18.62.170 is hereby added to the Cosmopolis Municipal Code, to read as follows:

18.52.170 Manufactured homes on individual lots.

Manufactured homes may locate on individual lots in the R-100 (Low Density), R-57 (Medium Density) and MU (Multiple Use) districts if each dwelling meets the following conditions:

- (1) Have a minimum gross floor area of at least nine hundred sixty square feet;
- (2) Have at least two fully enclosed parallel sections, each not less than twelve feet wide by forty feet long;
- (3) Have a nominal roof pitch of not less than three-foot rise for each twelve feet of horizontal run for units with two or more fully enclosed parallel sections;
- (4) Have exterior siding similar in appearance to siding materials commonly used on conventional site-built single-family homes built according to the International Building Code;
- (5) Have not been previously sited and used for residential or commercial purposes except as a display model used by a licensed manufactured home seller;
- (6) Use nonreflective materials for the roof;
- (7) Bear a seal of approval by the Department of Housing and Urban Development;
- (8) Be provided with a foundation base in accordance with the building code or manufacturer's specifications; and
- (9) Have properly maintained skirting enclosing the space between the home and the ground that provides adequate ventilation and access, matches the exterior structure or consists of masonry material.

PASSED AND APPROVED this _____ day of _____, 2022.

Mayor

Attest:

Clerk-Treasurer

I, Julie Pope, Clerk-Treasurer for the City of Cosmopolis, Washington do hereby certify that the foregoing is a true and correct copy of Ordinance No. _____ of the ordinances of the City of Cosmopolis, Washington, and that the same was passed regularly and according to law on the _____ day of _____, 2022.

Clerk-Treasurer