

The following sections have been included in the proposed code amendment related to the Housekeeping update:

LMC 18.22.050 Siting Criteria

## **Chapter 18.22 MOBILE / MANUFACTURED HOME PARK AND SUBDIVISION STANDARDS**

### **18.22.010 - Purpose.**

The purpose of this chapter is to establish the standards and criteria by which mobile/manufactured home subdivisions and parks may be sited and developed within the city. These standards are necessary to ensure the uniform, coordinated development of the community and to assure the general health, welfare and safety of the occupants of the mobile/manufactured homes that are located within a subdivision or park developed under these standards.

### **18.22.020 - Definitions.** (See LMC 17.01.030)

### **18.22.030 - Requirements for a completed application.**

An application must submit the information as stated in 18.16.010 LMC for preliminary plats.

### **18.22.040 - Type of approval required.**

- A. All mobile home parks shall be processed in the same manner as a binding site plan.
- B. All mobile/manufactured home subdivisions shall be processed in the same manner as subdivisions in this title.

### **18.22.050 - Siting criteria.**

The following minimum criteria apply to the siting of mobile/manufactured home parks and subdivisions.

- A. Minimum site development area: ~~Five-Two (2)~~ (2) acres
- B. Maximum site development area: Twenty (20) acres
- C. Minimum perimeter buffer: ~~Thirty-Twenty (20)~~ (20) feet of Type V landscape buffer adjacent to residentially zoned properties. Six foot privacy fence or wall adjacent to properties zoned for commercial or industrial use, or public-use. Use of chain link fence is not permitted in this application.
- D. Minimum unit site area: ~~Four thousand two hundred~~ Three thousand six hundred (3,600) square feet.

Title 18 - SUBDIVISIONS

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- E. Minimum common open space area: Ten percent (10%) of gross site area. Common open space consists of either an active or passive recreational area accessible and useable to all tenants within the park. Common open space is exclusive of the required perimeter buffers.
- F. Maximum density: ~~Six~~-Eight (8) units per acre.
- G. Unit type:
  - 1. Recreational vehicles which meet fire and safety regulation; hook up to utilities in a way that meets code; are appropriately skirted; and contain at least one toilet and at least one shower or that these amenities are provided to the residents of the MH community (RCW 35A.21.312(3)),
  - 2. Single, double or triple wide configuration.
  - 3. Modular homes.