

1 ~~(REPEALED) 40.260.130~~ ~~Mobile Homes on Individual Lots Standards and Requirements~~

2 A. ~~Use.~~

3 1. ~~Applicability. In the R1 20, R1 10, R1 7.5, R1 6, R1 5, R 12, R 18, R 22, R 30, R 43, OR 15, OR 18,~~
4 ~~OR 22, OR 30, and OR 43 districts, mobile homes are prohibited on individual lots in residential land divisions~~
5 ~~submitted to Clark County after November 19, 1997, unless those land divisions are approved consistent with the~~
6 ~~standards in this subsection. Developments subject to this subsection shall meet established minimum densities.~~

7 2. ~~Exemptions. The special use standards of this section do not apply to the following:~~

8 a. ~~Residential lots in the rural area;~~

9 b. ~~In the urban area, all legal residential lots created prior to May 5, 1998.~~

10 3. ~~Land divisions in urban growth areas approved after November 19, 1997, which were not originally~~
11 ~~designated for mobile homes on the final plat, may subsequently be reviewed for placement of mobile homes~~
12 ~~following a Type III plat alteration review pursuant to Section 40.540.120, subject to the standards in this~~
13 ~~subsection.~~

14 ~~(Amended: Ord. 2011 08 08)~~

15 B. ~~Preliminary Plat Requirements.~~

16 ~~The preliminary plat shall contain the following information:~~

17 1. ~~Identify the location, dimensions and square footage of the buildable area and all required setbacks on each~~
18 ~~lot.~~

19 2. ~~A note indicating that mobile homes are permitted.~~

20 3. ~~A scale drawing of a representative sampling of the smallest and unusually configured proposed lots to~~
21 ~~demonstrate that a mobile home and any planned and required accessory structure can be accommodated within~~
22 ~~the building envelopes of the lots.~~

23 C. ~~Final Plat Requirements.~~

24 ~~The final plat shall contain the following information:~~

25 1. ~~Identify the location, dimensions and square footage of the buildable area and all required setbacks on each~~
26 ~~lot.~~

27 2. ~~A note indicating that mobile homes are permitted.~~

28 D. ~~Mobile homes on lots approved pursuant to this subsection shall meet the following requirements:~~

29 1. ~~Minimum Size. Two (2) fully enclosed parallel sections of not less than eight hundred sixty four (864)~~
30 ~~square feet or a multi-story structure with equivalent square footage.~~

31 2. ~~Minimum Dimensions. Twenty four (24) feet by thirty six (36) or eight hundred sixty four (864) square~~
32 ~~feet.~~

33 3. ~~Minimum Roof Pitch and Materials. Roof pitch shall not be less than a 2.85 foot rise for each twelve (12)~~
34 ~~feet of horizontal run. Roof original construction shall be with composition or wood shake or shingle,~~
35 ~~nonreflective coated metal, or similar material.~~

36 4. ~~Skirting and Siding. Except where the foundation base of the mobile home is flush to ground level, each~~
37 ~~mobile home shall install skirting material which is of similar material, color and pattern as the siding of the~~



1 ~~home; or a masonry foundation. Exterior siding shall be similar in appearance to siding materials commonly used~~
2 ~~on conventional site-built International Building Code single-family residences.~~

3 ~~5.—Age of Mobile Home. The mobile home shall bear an insignia of approval from the U.S. Department of~~
4 ~~Housing and Urban Development, and be constructed to state and federal requirements after June 15, 1976.~~

5 ~~6.—Storage or Garage. Each mobile home shall have a minimum of two (2) off-street parking spaces pursuant~~
6 ~~to Table 40.340.010 4. In addition, each mobile home shall provide:~~

7 ~~a.—In the R1-20, R1-10, R1-7.5 zones, a minimum of an enclosed single-car garage of not less than two-~~
8 ~~hundred eighty-eight (288) square feet.~~

9 ~~b.—In the R1-6, R1-5, R12, R18 and OR-18 zones, a minimum of a storage building containing a floor-~~
10 ~~area of at least one hundred (100) square feet.~~

11 ~~c.—Where required, each garage or storage building shall be constructed of the same exterior material~~
12 ~~which is similar in color and pattern as the siding of the home.~~

13 ~~7.—Where the owner of the mobile home is not the sole owner of the lot upon which the mobile home is to be~~
14 ~~located, both the property owner and the mobile home owner shall jointly apply for the mobile home placement~~
15 ~~permit. Due to the applicability of the Mobile Home/Landlord-Tenant Act, the mobile home owner shall not be~~
16 ~~responsible for paying impact fees, sewer connection fees or other entrance fees pursuant to RCW-~~
17 ~~59.20.060(2)(e).~~

