



### Why does the City of Spokane have guidelines for manufactured homes?

The manufactured home standards are intended to allow manufactured homes in all areas of the City in which single-family residences are a permitted use. The mobile home park is intended primarily to accommodate planned mobile home developments in a desirable residential environment, thereby providing a greater range and choice of housing types within the City of Spokane. These developments are intended to accommodate individual manufactured homes or mobile homes on a condominium lot sale basis or lot rental/lease basis so that the park remains in one ownership to comply with the conditions of development.

### Where do the standards apply?

Manufactured homes are permitted in all zones where a single-family residence is a permitted use, except in designated historic districts, subject to the development standards of SMC 17C.345.110. Mobile home parks are permitted in the RA and RSF zones, subject to review and approval as a Type III application.

### What are the standards for an individual manufactured home?

**The following standards apply to individual manufactured homes not located in a mobile home park:**

- Only a new manufactured home is allowed;
- Unit is required to be titled under RCW Title 46, cannot have not been previously titled to a retail purchaser and is not used as defined under RCW 82.45.032(1);
- Only a unit comprised of two or more fully enclosed parallel sections each of not less than twelve feet wide by thirty-six feet long (must be a double wide, at least 24x36);
- Unit must have a composition, wood shake or shingle, coated metal or similar roof with a nominal pitch of 3:12;
- Unit has exterior siding similar in appearance and quality to siding materials commonly used on conventional site-built Uniform Building Code single-family residences;
- Unit must be set on a permanent foundation, as specified by the manufacturer, and the space from the bottom of the home to the ground must be enclosed by concrete or an approved concrete product which can be either load bearing or decorative; and
- Unit must meet State Energy Code heating and insulation requirements.

### What are the standards for mobile home parks?

**Uses allowed within a mobile home park:**

- Manufactured homes or mobile homes, on a condominium basis, or on leased lots;
- Accessory buildings, such as laundry, grounds maintenance shop, recreation, restroom and swimming pool;
- Motor homes, recreational or camping vehicles and trailers are not permitted.

**Lot area and setbacks:**

- A park must have a minimum area of ten acres;
- All manufactured homes, and extensions thereof, accessory structures and other buildings must be set back on a leased lot as follows:
  - twenty feet from the boundary of the park
  - twenty feet from a public street
  - ten feet from an interior private or public street, walking or parking area, and
  - ten feet from any other manufactured home.

**Open space:**

- At least 15% of the gross site area must be in open space or recreational areas available for use by all residents. Parking, driving and setback areas, and areas less than 5,000 square feet do not count as required open space;

**Density:**

- The density minimum is four units per acre to a maximum density of ten units per acre.

**Buffer Strips:**

- At least 15% of the gross site area must be in open space or recreational areas available for use by all residents.

**Landscaping Areas:**

- Requirements for landscaping are stated in Chapter 17C.200 SMC, Landscaping and Screening.

**Signs:**

- One freestanding identification sign may be erected along each major approach to the park, so long as such sign:
  - does not exceed an area of fifteen square feet;
  - does not exceed twenty feet in height;
  - setback from the street at least twenty feet; and
  - is of low-intensity illumination and not flashing or animated.

**Parking:**

- Paved off-street parking must be provided at the ratio of one and one-half space per manufactured home. At least one space must be at the manufactured home. Other spaces may be in a common parking area, so long as each space is within two hundred feet of the home to which it relates.

**Pedestrian Access:**

- There must be a paved or graveled system of walkways, which gives safe and convenient access to every manufactured home and all common facilities. Sidewalks developed in conjunction with public or private streets may meet this requirement.

**Utilities:**

- The park must be connected to the City water and sewer systems; individual on-site wells and septic tanks are not allowed. Utility lines are required to be under ground.

**Streets:**

- Each lot or unit must be adjacent to a public or private street. Both public and private streets are approved by the Director of Engineering Services, and are required to meet the requirements of Chapter 17G.010 SMC. Deviations to the public or private street standards, curbing, sidewalks, lighting, pedestrian buffer strips and other street standards are not permitted through a mobile home park approval.

**Installation:**

- Each manufactured home or mobile home must be securely installed upon a stand and must be skirted to conceal the undercarriage.

**Accessory Structures:**

- Requirements for accessory structures are stated in SMC 17C.110.225, Accessory Structures.

***What is a manufactured home subdivision?***

A manufactured home park may be platted in accordance with the requirements for subdivision as provided in Chapter 17G.080 SMC, remaining subject to the terms of this chapter. Any manufactured home development involving a subdivision of land into separately owned parcels or lots must be platted as provided by Chapter 17G.050 SMC as a Type III application permit process. A manufactured home subdivision is subject to the minimum lot size requirements of the base zone. Nothing in Chapter 17C.345 shall prevent the approval of a residential subdivision or planned unit development in accordance with Chapter 17G.070 and 17G.080 consisting partially or entirely of manufactured homes.

For more information contact:

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