

Chapter 17.13: Residential Zoning Districts

§17.13.100. MH, Mobile Home District

The MH, Mobile Home district is intended to accommodate mobile home parks¹. The MH district corresponds to the MH land use classification of the General Plan. Explanation 17.13.100 provides examples of development patterns possible in the MH zoning district.

A. Lot Size and Development Density

1. Minimum lot area within mobile home parks: As established in Table 17.15.010, as approved by the Planning Commission;
2. Number of units per acre of net land area: As established in Table 17.15.010, as adopted by the Planning Commission. Maximum density may be reduced at the discretion of the Planning Commission based on the proposed subdivision design, neighborhood character, terrain, topography, sitespecific considerations, and other requirements of this Title. Final density to be determined through the design review process and with approval of the Planning Commission.

Explanation 17.13.100: Development Example, MH Zoning District

A mobile home park on 5 acres may be proposed with a maximum of 36 mobile home pads for lease or rent and usable open space in the amount of 1,386 square feet for each 4 mobile homes and 462 square feet of usable open space for each mobile home. A mobile home subdivision is reviewed as a conventional subdivision subject to standard setbacks, development standards, and densities assigned in the base zoning district.

B. Requirements for Planned Developments

Permitted and encouraged, and subject to review as a subdivision.

C. Site Development Considerations

1. Onsite usable open space: 1,386 square feet for every four dwelling units and 462 square feet for each dwelling unit.
 - a. Onsite usable open space shall be usable for recreation or play.
 - b. Design review shall determine whether or not it shall be contiguous or in clusters.
2. Design review: Required for the mobile home park, but not for individual mobile home residences unless located in the visually sensitive area as defined in the General Plan.

D. Maximum Occupancy, Vehicle Limitation

¹Mobile home parks are developments in which the resident may own or rent a mobile home, but rents the land on which the mobile home is located. A mobile home subdivision – where both the mobile home and the land are purchased – is treated as conventional subdivision and evaluated under the criteria of the single or multi family zoning district in which it is located.

1. One family unit or not more than two unrelated adults in a single wide. A double wide mobile home with a minimum of three bedrooms may be occupied by a maximum of three unrelated adults.
2. Family unit occupancy – Section Reserved.
3. Parking shall conform to code (Parking §17.38.080). No more than two vehicles per mobile home space unless otherwise allowed in the permit for the mobile home park.