

## **18.84.200: MANUFACTURED AND MOBILE HOMES PROHIBITED; EXCEPTIONS:**

It shall be unlawful for any person to place, keep, or maintain any manufactured dwelling or mobile home within the city and use the same for human habitation except in compliance with one or more of the following conditions:

- A. When located in a licensed mobile home park.
- B. When placed upon a lot and used as a temporary dwelling during the construction of a permanent residence on said lot, subject to compliance with all of the following conditions:
  - 1. A building permit for the construction of the permanent residence shall have been issued prior to the placement of the mobile or manufactured home.
  - 2. The mobile or manufactured home shall be connected to an approved water and sewage disposal system.
  - 3. A bond or other financial assurance shall have been posted with the city guaranteeing removal of the mobile or manufactured home upon completion of construction. The amount of such bond shall be set by resolution of the city council.
  - 4. The right to occupy said mobile or manufactured home shall cease at the end of one year from the date of issuance of the building permit or at such time as the final inspection is granted on the permanent dwelling, whichever occurs first.
- C. When placed on a lot and used as a temporary office during the construction or expansion of commercial or industrial use on the same lot, subject to the prior approval of the city council and compliance with all of the following conditions:
  - 1. A building permit for the expansion or construction of the proposed structure shall have been issued prior to placement of the mobile or manufactured home.
  - 2. The mobile or manufactured home shall be connected to an approved water and sewage disposal system or the occupants shall have reasonable access to such facilities.
  - 3. A bond or other financial assurance shall have been posted with the city guaranteeing removal of the mobile or manufactured home upon completion of construction. The amount of such bond shall be as set by resolution of the city council.
  - 4. The right to occupy said mobile or manufactured home shall cease at the end of one year from the date of issuance of the building permit or at such time as the final inspection is granted on the permanent structure whichever occurs first. (Ord. 2002-05, 3-20-2002)