

## Exhibit A

### Chapter 18.35

#### RESIDENTIAL ZONE MANUFACTURED HOME (RMH)

##### **18.35.010 Description and purpose.**

The manufactured home zone is intended to provide a stable, healthful and livable environment, together with the full range of urban services, [Ord. 943 § 1 (Exh. A), 2018; Ord. 817 § 8-3C.310, 2006.]

##### **18.35.020 Buildings and uses permitted subject to Type I permit review.**

No building, structure or land shall be used, and no building or structure shall be hereafter erected, enlarged or structurally altered, except for the following uses:

- A. Manufactured homes with a minimum 300 square feet of living space, not including garage or carport. .
- B. Residential care homes.
- C. Home occupation, subject to the provisions of Chapter [18.170](#) TMC.
- D. Other uses similar to those listed above as determined by the Community Development Director consistent with TMC 18.20.020(A).
- E. Accessory buildings and structures, including private garages, accessory living quarters and guest houses, storage sheds for garden equipment, private greenhouses, solar energy collectors or other energy-conserving devices and equipment used for the mounting or operation of such devices, stables, barns and other uses determined to be similar by the planning staff advisor or commission. Accessory structures that are not separated from a manufactured home are subject to the additional restrictions of TMC [18.35.100\(F\)](#) or [18.180.050\(U\)](#), as applicable.

F. Accessory dwelling units, subject to the provisions of Chapter [18.165](#) TMC. [Ord. 943 § 1 (Exh. A), 2018; Ord. 817 § 8-3C.320, 2006.]

### **18.35.030 Buildings and uses permitted subject to Type II site development plan review.**

No building or structure shall be hereafter erected, enlarged or structurally altered; neither shall any land be developed, except for the following uses, which are subject to the site development plan review process in Chapter [18.150](#) TMC:

A. Manufactured home park, subject to the supplementary provisions of Chapter [18.180](#) TMC.

B. Wireless communication antennas within the public right-of-way, subject to the provisions of TMC [18.130.010](#).

C. Other uses similar to those listed above as determined by the Community Development Director consistent with TMC 18.20.020(A). [Ord. 943 § 1 (Exh. A), 2018; Ord. 817 § 8-3C.330, 2006.]

### **18.35.040 Buildings and uses permitted subject to Type III site development plan review.**

No building or structure shall be hereafter erected, enlarged or structurally altered; neither shall any land be developed except for the following buildings and uses which are permitted subject to the provisions of Chapter [18.150](#) TMC and TMC [18.190.050](#).

A. Parks and playgrounds.

B. Public and semi-public buildings essential to the physical welfare of the area, such as fire and police substations, libraries, substations, pump stations and reservoirs; provided, that each side yard on an interior lot shall be a minimum of 20 percent of the property width but not less than 10 feet.

C. Churches, except rescue missions and temporary revivals held outside of church buildings.

- F. Travel trailer or recreation vehicle accommodations in a manufactured home park.
- G. Grocery stores, drugstores, restaurants, beauty and barber shops, and other compatible uses to provide services in a manufactured home park to the occupants of the park.
- H. Bins or containers along streets used for temporary storage of garbage or material for recycling.
- I. Other uses similar to those listed above, or under TMC [18.35.020](#) or [18.35.030](#), where permitted by the planning commission after written application. [Ord. 943 § 1 (Exh. A), 2018; Ord. 817 § 8-3C.340, 2006.]

### **18.35.050 Buildings and uses permitted subject to conditional use review.**

The planning commission may grant or deny a conditional use permit in accordance with the procedures set forth in Chapter [18.155](#) TMC. The following uses permitted conditionally in the RMH zone meet the description and purpose set forth in Chapter [18.155](#) TMC:

- A. Hospitals, sanitariums, rest homes, homes for the aged, nursing homes, residential care facilities, retirement homes, and medical and dental clinics and laboratories (not including animal hospitals and clinics).
- B. Kindergartens, day nurseries and preschools.
- C. Public and private elementary, junior high and high schools and colleges.
- D. Manufactured home for the infirm, subject to the supplemental provisions of TMC [18.155.070\(B\)](#).
- E. Golf courses, country clubs, tennis clubs and community swimming pools.
- F. Community centers, fraternal or lodge buildings.
- G. Cemeteries.
- H. Neighborhood grocery store located on a lot of not more than 12,000 square feet in area and where the exterior appearance has a residential appearance similar to residences on adjacent properties.

- I. Buildings over two and one-half stories or 30 feet in height, whichever is the lesser.
- J. Other buildings, structures or uses that the planning commission determines to be similar to other uses permitted conditionally in the RMH zone. [Ord. 943 § 1 (Exh. A), 2018; Ord. 817 § 8-3C.350, 2006.]

### **18.35.060    Manufactured home park regulations generally.**

Additional regulations pertaining to manufactured home parks are contained in Chapter [18.180](#) TMC. The following regulations apply to manufactured homes located on individual lots in the RMH zone. [Ord. 943 § 1 (Exh. A), 2018; Ord. 817 § 8-3C.360, 2006.]

### **18.35.070    Yard regulations.**

A. *Front Yard.* The front yard shall have a depth of not less than 20 feet for dwellings and 24 feet for garages and carport entrances.

B. *Side Yard.*

1. Five feet for the first story,. The following additional provisions shall also apply to side setbacks:

a. Ten feet for street-facing side yards on corner lots when side street is a local or an alley; 15 feet when side street is a collector or arterial; 20 feet for garage and carport entrances.

b. Ten feet on one side for zero-lot-line lots.

C. *Rear Yard.* Ten feet; five feet for alley-access garages; and 20 feet for double-frontage lots. [Ord. 943 § 1 (Exh. A), 2018; Ord. 817 § 8-3C.370, 2006.]

### **18.25.065    Density regulations.**

A. *Minimum Density.* The minimum density shall be 13.7 units per acre.

B. *Maximum Density.* The maximum density shall be 18 units per acre.

C. Exceptions.

1. Accessory dwelling units shall not count towards the minimum or maximum density.

**18.35.080 Lot area and dimensions.**

*Nonconforming Lots of Record.* A lot having an area of less than 5,000 square feet of record at the time of the passage of the ordinance codified in this title (June 24, 1980) may be occupied by one single-family dwelling if all other dimensional requirements of the zone are complied with. [Ord. 943 § 1 (Exh. A), 2018; Ord. 817 § 8-3C.380, 2006.]

**18.35.090 Landscaping, fences, walls and signs.**

In the RMH zone, all required landscaping shall be installed in accordance with Chapter [18.105](#) TMC. Fences and walls shall be permitted in accordance with Chapter [18.105](#) TMC. Signs shall be permitted and in accordance with Chapter [18.120](#) TMC. [Ord. 943 § 1 (Exh. A), 2018; Ord. 918 § 3 (Exh. A), 2016; Ord. 817 § 8-3C.390, 2006.]