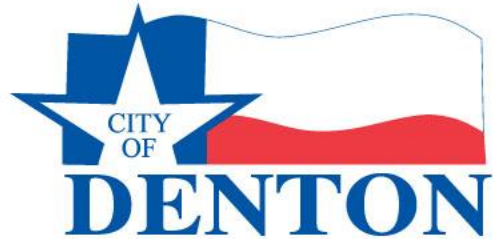


Manufactured Housing

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Summary

Proposal: Update DDC Subchapter 3: Zoning Districts - 3.7.2 Lot and Site Requirements, Subchapter 5: Use Regulations - 5.3.3 Residential Use Specific Standards, DDC Subchapter 7: Development Standards - Table 7.H Fencing Standards, Table 7.9: Minimum Required Off-Street Parking, 7.9.6 Off-Street Parking Layout, and DDC Subchapter 9: Definitions related to Manufactured Home (HUD Code)

Rationale:

- SB 785 required municipalities to allow the placement of a Manufactured Home (HUD Code) by right in at least one residential zoning district.
 - The DDC currently requires a Specific-Use Permit for the placement of a Manufactured Home on any lot.

Recommendation: Approval - Complies with DDC 2.7.4D Criteria for Code Text Amendments

Proposed Amendments: SB 785

- Revise Single-Family Dwelling definition to exclude Manufactured Home (HUD Code)
- The DDC already defines Manufactured Home, HUD Code

Dwelling, Single-Family Detached

A building containing one dwelling unit not physically attached to any other principal structure. This definition includes “Modular Homes” and ~~“Dwelling, Manufactured Home HUD-Code.”~~ This definition does not include “Manufactured Home Development.”

Dwelling, Manufactured Home HUD-Code: A structure constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width, or 40 body feet or more in length, or, when erected on-site, is 400 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems. The term does not include a recreational vehicle as that term is defined by 24 C.F.R. Section 3282.8(g).

Proposed Amendments: SB 785

- Allow media production facilities by right in RR zoning
- Allow media production facilities with a Specific Use Permit in all other residential zoning districts
- Add fencing requirements

5.3.3 Residential Uses

A. Single-Family Detached Dwelling

1. Single-family detached structures shall comply with the design standards established in Section 7.10.3: *Single-Family Detached, Duplex, Townhome, Triplex, and Fourplex, and Manufactured Home Dwelling Site and Building Design.*
2. ~~A specific use permit is required prior to the placement of a manufactured home HUD-code on any lot.~~

K. Manufactured Home (HUD Code)

1. Manufactured Homes (HUD Code) shall comply with the design standards established in Section 7.10.3: *Single-Family Detached, Duplex, Townhome, Triplex, Fourplex and Manufactured Home Dwelling Site and Building Design.*
2. The area beneath the manufactured home structure shall be concrete to provide adequate support for the placement of the structure.
3. Each individual dwelling shall have a minimum of 400 square feet of living space floor area.

Table 5.2-A: Table of Allowed Uses

P = permitted S = specific use permit required Blank cell = use prohibited + = use-specific standards apply

	Residential							Mixed-Use			Corridor		Other Nonresidential				Use-Specific Standards
	RR	R1	R2	R3	R4	R6	R7	MN	MD	MR	SC	HC	GO	LI	HI	PF	
Residential Uses																	
HOUSEHOLD LIVING																	
Single-Family Detached Dwelling	P+	P+	P+	P+	P+	P+	P+	P+									5.3.3A
Townhome					S+	P+	P+	P+	P+	P+							5.3.3B
Duplex					S+	P+	P+	P+	P+	P+							5.3.3C
Triplex						P+	P+	P+	P+	P+							5.3.3C
Fourplex						P+	P+	P+	P+	P+							5.3.3C
Multifamily Dwelling							S+	P+	P+	P+	S+	S+	S+				5.3.3D
Tiny Home Development	Subject to approval of a planned development (PD); see 5.3.3E																
Work/Live Dwelling	P+						P+	P+	P+	P+	P+	S+	S+				5.3.3F
Manufactured Home Development (HUD Code)						S+	S+										5.3.3G
Manufactured Home (HUD Code)	P+	S+	S+	S+	S+	S+	S+										5.3.3K

Proposed Amendments: SB 785

- Add Manufactured Home (HUD Code) minimum parking requirement
- Revise Off-Street Parking Layout and Design

7.9.6 Off-Street Parking Layout and Design

D. Location of Parking Areas

1. Single-Family Detached, Duplex, and Townhome Dwellings

Off-street parking for single-family detached, duplex, ~~and townhome~~, and **manufactured home** dwelling uses shall only be allowed in a garage or on an approved surface. All other off-street parking within a required front setback area shall be prohibited.

Table 7.9-1: Minimum Required Off-Street Parking

DU = dwelling unit sq ft = square feet GFA = gross floor area

Use Type	Minimum Parking Requirement
Residential Uses	
HOUSEHOLD LIVING	
Single-Family Detached Dwelling	4 spaces per DU (not including tandem parking in garages)
Townhome	2 spaces per DU (not including tandem parking in garages)
Duplex	2 spaces per DU (not including tandem parking in garages)
Triplex	2 spaces per DU (not including tandem parking in garages)
Fourplex	2 spaces per DU (not including tandem parking in garages)
Multifamily Dwelling	One bedroom and efficiency units: 1.25 spaces per unit plus guest parking as required below. <u>Two or more bedroom</u> units: One space for each bedroom plus guest parking as <u>required</u> below. Developments with more than 10 units: guest parking shall be 10 percent of required number of parking spaces.
Tiny Home Development	1 space per DU Developments with more than 10 units: guest parking shall be 10 percent of required number of parking spaces.
Work/Live Dwelling	1.5 spaces per DU
Manufactured Home Development (HUD-Code)	2 spaces per DU
Manufactured Home (HUD Code)	2 spaces per DU



Proposed Amendments: SB 785

- Add fencing requirements.
- Specify that only one Manufactured Home is permitted per lot.

3.7.2 Lot and Site Requirements

B. Number of Principal Buildings or Uses per Lot

1. No lot may contain more dwellings than are permitted by the applicable zoning district.
2. Only one principal building shall be located on a single lot for the following land uses: single family detached dwelling; duplex; townhome; triplex; ~~and~~ fourplex; ~~and~~ manufactured home (HUD code).
3. Multiple buildings may be permitted on a single lot for multi-family, mixed-use, and nonresidential uses if each building and site development complies with this DDC.

Table 7.H: Fencing Standards on Individual Lots

Fence Type	Allowed Materials	Prohibited Materials	Maximum Height
Single-Family Detached, Duplex, Townhome, Triplex, and Fourplex, and Manufactured Home			
Front yard and side yard facing right-of-way	Coated chain link provided such fence does not extend beyond the front building line of the principal structure; wood; wrought iron; masonry; brick; vinyl; PVC; architectural metal panels; or composite material	Galvanized chain link; corrugated metal; barb wire; razor wire; and electrified fences	8 feet, provided such fence does not extend beyond the front building line of the principal structure; 4 feet otherwise
Interior side yard or rear yard	Coated or galvanized chain link; wood; wrought iron; masonry; brick; vinyl; PVC; architectural metal panels; or composite material	Barb wire; razor wire; and electrified fences	No maximum
Multifamily and Commercial Uses			
Front yard and side yard facing right-of-way	Masonry provided such fence does not extend beyond the front building line of the principal structure; wrought iron, elevated and sealed wood; or a combination of such materials	Any materials not listed as allowed materials	8 feet



Next Steps

Prepare for presentation to Planning & Zoning Commission