Chapter 18.22
Mobile/Manufactured Home Park and Subdivision Standards

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18.22.010 Purpose.
The purpose of this chapter is to establish the standards and criteria by which mobile/manufactured home subdivisions and parks may be sited and developed within the City. These standards are necessary to ensure the uniform, coordinated development of the community and to assure the general health, welfare and safety of the occupants of the mobile/manufactured homes that are located within a subdivision or park developed under these standards.

18.22.020 Definitions.

A. "Mobile/manufactured home park" means a tract of land under single ownership or control upon which two or more mobile/manufactured homes occupied as dwellings may be located.

B. "Mobile/manufactured home subdivision" means two or more mobile/manufactured homes on separate lots developed under the provisions of Title 18 LMC where mobile/manufactured homes are permanently installed for residential use on individually owned lots.

C. "Manufactured Home" means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. For floodplain management purposes, the term "manufactured home" also includes park trailers, travel trailers, and other similar vehicles placed on a site for greater than 180 consecutive days. For insurance purposes, the term "manufactured home" does not include park trailers, travel trailers, and other similar vehicles.

D. "Mobile Home " means a structure, transportable in one or more sections, which in the traveling mode, is eight body feet or more in width or forty body feet or more in length, or, when erected on site, is three hundred twenty 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 contained therein. Calculations used to determine the number of square feet in a structure will be based on the structure's exterior dimensions measured at the largest horizontal projections when erected on site. These dimensions will include all expandable rooms, cabinets, and other projections containing interior
space, but do not include bay windows. This term includes all structures that meet the above requirements and with respect to which the manufacturer voluntarily complies with the standards set forth in Part 3280 by HUD. WAC 296-150B-015(28).

18.22.030 Requirements for a Completed Application.

An application must submit the information as stated in 18.16.010 LMC for Preliminary Plats.

18.22.040 Type of Approval Required.

A. All mobile home parks shall be processed in the same manner as a binding site plan.
B. All mobile/manufactured home subdivisions shall be processed in the same manner as subdivisions in this Title.

18.22.050 Siting Criteria.

The following minimum criteria apply to the siting of mobile/manufactured home parks and subdivisions.
A. Minimum site development area: 5 acres
B. Maximum site development area: 20 acres
C. Minimum perimeter buffer: 30 feet of Type V landscape buffer.
D. Minimum unit site area: 4,200 square feet.
E. Minimum common open space area: 10% of gross site area. Common open space consists of either an active or passive recreational area accessible and useable to all tenants within the park. Common open space is exclusive of the required perimeter buffers.
F. Maximum density: 6 units per acre.
G. Unit type: Double or triple wide configuration, including modular units.

18.22.060 Development Standards -

All plans for improvements listed below shall be designed and stamped by a professional engineer.

A. Easements for electric, telephone, telecommunications, water, storm and sanitary sewer, gas and similar utilities shall be a minimum of ten feet to assure future maintenance.
B. Subdivisions shall provide underground utility lines, including, but not limited to those for electricity, communications, cable TV and street lighting.
C. All streets, curbs, gutters, sidewalks, bridges, drains, culverts, and related structures and facilities shall be constructed in accordance with the City’s Project Manual for Engineering Design and Development Standards and applicable state and federal requirements; provided however:
1. Private Roads within a mobile/manufactured home park shall be privately owned. Interior roads must have a minimum surface width of twenty-four (24) feet with a rolled edge curb on both sides of the street. Interior roads must meet the construction requirements of the Project Manual for Engineering Design and Development Standards for the street section. All streets must have a minimum easement width of thirty (30) feet. No on-street parking will be permitted.

2. Public Roads. Roads within a mobile/manufactured home subdivision must be public streets, meeting the requirements of the in accordance with the City of Lynden Project Manual for Engineering Design and Development Standards for a residential access street.

D. Water supply facilities adequate to provide potable water from a public supply to each lot within a subdivision shall be installed in conformity with the City’s Project Manual for Engineering Design and Development Standards. Each lot shall be provided with a connection to the City’s sanitary sewer, water and stormwater system in conformity with the City’s Project Manual for Engineering Design and Development Standards.

E. Prior to construction of any structures within the subdivision, all public utilities shall be installed in conformance with the City’s Manual for Engineering Design and Development Standards.

H. Parking. Parking shall be as required per Chapter 19.51 LMC. One additional off-street parking space will be required for every five mobile/manufactured home site within a mobile/manufactured home park. These parking areas shall be spaced through the park conveniently to the homes they are intended to serve.

I. Outdoor Lighting. Outdoor lighting shall be provided to adequately illuminate pedestrian walkways as required in the Project Manual for Engineering Design and Development Standards. Such lighting shall be shielded so that the direct illumination shall be confined to the property boundaries of the light source. Ground mounted floodlighting or light projection above the horizontal plane is prohibited between midnight and sunrise.

J. Landscaping. Landscaping shall be as provided in Chapter 19.61 LMC for mobile home parks or subdivisions.