

Manufacture or Mobilehomes Standards
Section 17.30.170 Rio Dell Municipal Code

Manufacture or Mobilehomes on Individual Lots.

(1) Use Exemptions. A manufactured/mobile home shall be occupied or used for living or sleeping purposes on an individual lot only if it is in accordance with subsections (2) and (3) of this section, with the following exceptions:

(a) In Conjunction with a Trailer Sales Area. One manufactured/mobile home may be used as an office appurtenant and accessory to, and in conjunction with, the operation of a manufactured/mobile home sales area.



(b) Temporary Office or Residence. One manufactured/mobile home or recreational vehicle may be permitted, with a special permit issued by the Building Department, as a temporary office or residence, after obtaining a building permit for the construction of a permanent building of the same use on the same lot. Such use of the manufactured/mobile home or recreational vehicle shall be limited to six months from the date of issuance of the building permit and shall automatically terminate upon the expiration or voidance of the building permit. The Building Department may renew such special permit for one additional period of six months, if substantial progress has been made in the construction of the permanent building and it is reasonable and probable that the permanent building will be completed within such additional period.

(c) By Building Contractors. Manufactured/mobile homes or recreational vehicles may be used, with a use permit, as temporary offices by construction contractors, or as temporary living quarters for their employees in all zones.

(2) Manufactured/Mobile Homes on Individual Lots. A manufactured/mobile home shall be permitted on an individual lot as a single-family dwelling unit in all appropriate zones if, and only if, it meets the following eligibility requirements and development standards:

(a) The manufactured/mobile home must be certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 USC Section 5401 et seq.).

(b) The manufactured home must have been manufactured less than 10 years before the date the building permit application was submitted.

(c) The manufactured/mobile home must be installed on a permanent foundation system designed in accordance with the provisions of the City of Rio Dell building code.

(d) The manufactured/mobile home must comply with all development standards specified in the zone in which the mobile home is to be placed.

(3) Building Standards. Any manufactured/mobile home placed within the City of Rio Dell in accordance with these provisions shall:

(a) Have a minimum 12-inch roof overhang on all sides.

(b) Have an exterior siding composed of the following materials:

(i) Plywood exterior paneling;

(ii) Masonry or concrete;

(iii) Stucco;

(iv) Any wood products including shingles, shakes, horizontal overlapping board or pressboard siding or any material of wood-like appearance in widths of 12 inches or less.

(c) Have a roof composed of the following materials:

(i) Interlocking roof tiles;

(ii) Composition shingles;

(iii) Wood (with fire-retardant treatment);

(iv) Wood, cement, or slate shingles;

(v) Color coated metal or fiberglass.

(4) Alternative Development Standards. The Planning Commission is hereby empowered to allow a manufactured/mobile home to be placed within the City of Rio Dell with alternative reasonable development standards substituted for those hereinabove set forth, or to exempt such a home from the strict application of such development standards, upon a showing of good cause. Application for such substitution of, or exemption from, development standards shall be made to the Planning Commission and any appeal to the City Council from a decision of the Planning Commission may be taken. [Ord. 252 § 6.11, 2004.]