

CHAPTER 19.34

R-5 DISTRICTS (MOBILEHOME SUBDIVISIONS)

Sections:

- 19.34.010 PERMITTED USES
- 19.34.020 DEVELOPMENT STANDARDS
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19.34.10 PERMITTED USES

Only the following uses shall be permitted in the R-5 Zone (revised August 2013, Ord. 1296):

1. Mobilehomes, manufactured homes and factory-built housing for single-family residential use including normal accessory building, such as the cabana, ramada and patio slab, auxiliary buildings such as a carport or garage, and a storage or washroom building. In no event shall more than one mobilehome, manufactured home or factory-built house be used for residential purposes on a lot, nor shall any auxiliary building or travel trailer be inhabited. No poultry or livestock other than usual household pets shall be kept.
2. Public utility and public service facilities.
3. Recreation facilities for the use of lot owners within the subdivision after a site plan and provisions of their continued and proper maintenance have been approved by the City Council.
4. Temporary real estate tract offices, to be used only during the original sale of the subdivision.
5. Supportive and Transitional Housing (in compliance with provisions of the R-5 Zone)
6. Single Room Occupancy (SRO) facilities (per Chapter 19.28.070.E, MFR-22)

19.34.20 DEVELOPMENT STANDARDS

A. *Development Standards*

The following shall be the minimum standards of development within the R-5 Zone:

1. No R-5 Zone shall be applied except to a subdivision recorded pursuant to all of the provisions of the subdivision ordinances of

the City as they shall then exist. In the event of annexation of territory containing an existing subdivision, these requirements may be modified by the City Council.

2. Setbacks shall be 20 feet in front, 5 feet on the side, except for corner lots where the side setback shall be 15 feet on the street side for a distance of at least 35 feet from the front property line to avoid a blind corner. Rear setbacks shall be 5 feet. Building height shall be as in the R7 zone.
3. The minimum lot size shall be 6,000 square feet, with a minimum width of 60 feet, except as otherwise provided under Subsection A,1 of this Section.
4. The minimum site that may be zoned for this purpose shall be 10 acres including up to 30 feet of the width of adjacent boundary streets dedicated to the public.
5. Cabanas shall be designed to be attached to the mobilehome, manufactured home or factory-built house and constructed of materials compatible with the same. Garages may be attached or detached from the mobilehome, manufactured home or factory-built house, but shall be constructed of materials compatible with that of the mobilehome, manufactured home or factory-built house. The setback standards of Subsection A.2 of this Section shall apply to all cabanas and garage structures within R-5 Zones. Metal awnings and carports which are designed to be attached to a mobilehome, manufactured home or factory-built house and remain closed by any type of material shall be allowed to meet the front and rear setbacks of Subsection A.2 of this Section and a side setback of 3 feet.

B. Modified Development Standards

In lieu of the development standards in Subsection A.3 of this Section, upon approval of a plot plan by the City Council, the following development standards may apply in the R-5 Zone: Minimum lot size of 4,500 square feet with a minimum average width of 45 feet and a minimum frontage of not less than 35 feet, if community open space and recreational areas are provided as part of the subdivision. Provisions, approved by the City Council, shall be required, for the continued maintenance and operation of the open space area and recreational facilities, by the granting of an undivided interest in the open space and recreational area to each owner of a lot in the subdivision and the formation of a community association, or other legal entity which provides for participation by the individual lot owners in the responsibility and cost

thereof. The community association shall have the right to place a lien upon individual lots for all necessary costs and expenses of the association, such costs and expenses to be limited to those ordinarily incurred in the normal care of similar facilities. The standards for the open space and recreational area shall be as follows:

1. A minimum of 500 square feet for each residential lot in the subdivision shall be developed into usable community open space and recreational area. The combined square footage of community open space and recreation area and residential lot area, not including street rights-of-way, shall total not less than 6,000 square feet for each lot in the subdivision.
2. The open space and recreational area shall be designated on the subdivision map and shall be entirely within or adjacent to the subdivision. In no event shall the community open space and recreational area total less than 1 $\frac{3}{4}$ acres if this area is entirely within the subdivision or two acres if part of this area is adjacent to the subdivision.

19.34.30 OTHER REGULATIONS

A. *Zoning*

No R-5 Zone shall be applied to an area containing structures that do not conform to the R-5 Zone.

B. *Walls or Screening*

In no case shall fences, walls or screening provide less than 50 percent open visibility along the side and front yard lines for a distance of 50 feet on any corner lot or parcel of land closest to a public street or thoroughfare.

C. *Storage of Materials*

All materials shall be stored on the premises for a period of more than 30 days shall be maintained within a completely enclosed storage structure.