Chapter 17.105
MANUFACTURED HOMES, RECREATIONAL VEHICLES, AND TRAILERS

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Figure 17.105.1 Manufactured Home Foundation Standards

17.105.010 Purpose. The purpose of this Chapter is to provide standards for the safe and compatible location of individual manufactured homes and the location and development of manufactured home parks and recreational vehicle parks. (Ord. 87-9 §1, 1987).

17.105.020 Definitions. The following definitions shall be applicable to the provisions of this chapter.

(1) Camper. A structure designed to be mounted upon a vehicle, usually a truck, which provides facilities for human habitation or for temporary outdoor or recreational lodging.

(2) Canopy. A structure designed to be mounted upon a vehicle, usually a truck, which provides security or shelter for things or persons under the structure that is the canopy.

(3) Community Facility. An accessory building located in a manufactured home park or recreational vehicle park for the purpose of providing restroom, bathing and/or laundry facilities to residents or occupants of that park. Community facility buildings may also house the park office, shop or storage space, recreational facilities, or any commercial enterprise permitted by this Chapter.
(4) **Manufactured Home (MH).** A dwelling unit built according to the United States Department of Housing and Urban Development Manufactured Home Construction and Safety Standards Act (42 U.S.C. 5401-5426), as it exists now or may hereafter be amended. A manufactured home also:

(a) includes plumbing, heating, air conditioning, and electrical systems;

(b) is built on a permanent chassis; and

(c) can be transported in one or more sections with each section at least eight (8) feet wide and forty (40) feet long when transported, or when installed on the site is three hundred twenty (320) square feet or greater.

(5) **Manufactured Home Accessory Structure.** An awning, ramada, storage structure, carport, fence, windbreak, deck or porch located on a manufactured home lot, all of which must comply with applicable construction codes.

(6) **Manufactured Home Lot.** Any portion of a manufactured home park designated as the location for one (1) manufactured or mobile home and its accessory structures.

(7) **Manufactured Home Park (MHP).** Real property under single ownership and management, or multiple ownerships and a single management, that is used as the location for two (2) or more manufactured or mobile homes that are, or are intended to be, occupied as dwellings.

(8) **Manufactured Home Stand.** That part of a manufactured home lot intended for the placement of a manufactured or mobile home.

(9) **Mobile Home.** A factory-built dwelling until built prior to June 15, 1976, to standards other than the United States Department of Housing and Urban Development Code, and acceptable under applicable state codes in effect at the time of construction or introduction of the home into the state. A “Mobile Home” is not a “Manufactured Home.”
(10) **Park Street.** A street or road within a manufactured home or recreational vehicle park that connects manufactured or mobile home lots or recreational vehicle sites with a street, road, or highway.

(11) **Recreational Facilities.** A building or outdoor recreational structure located in a manufactured home or recreational vehicle park for the purpose of providing leisure time activities for the residents of that park and their guests.

(12) **Recreational Vehicle (RV).** A motor home, travel trailer, truck camper, or camping trailer with or without motor power, built on a single chassis, and having a living area of less than two hundred twenty (220) square feet.

(13) **Recreational Vehicle Park (RVP).** Real property under a single ownership or management that is used as the location for the temporary occupancy of two (2) or more recreational vehicles and/or tents.

(14) **Recreational Vehicle Site.** That part of a recreational vehicle park that is designated for the parking or placement of a single recreational vehicle or tent.

(15) **Trailer.** A non-motorized vehicle designed for being drawn by or used in conjunction with a motorized vehicle and which is constructed so that no appreciable part of its weight rests upon or is carried by such motorized vehicle. The term trailer also includes what is commonly known as a "fifth-wheeler". (Ord. 05-12 §3, 2005; Ord. 01-5 §14, 2001; Ord. 88-8 §2, 1988; Ord. 87-9 §1, 1987).

17.105.030 Individual Manufactured and Mobile Home Standards. This section establishes standards for the location of manufactured homes as set forth in the Use Chart 17.70.030.

(1) **Manufactured Homes on Individual Lots.** Any manufactured home placed on an individual lot outside of an MHP shall

(a) be a new manufactured home pursuant to the definition contained in RCW 35.63.160(2), as it now exists or may hereafter be amended;
(b) be set upon and securely attached to a permanent foundation, as specified by the manufacturer, with the space from the bottom of the home to the ground enclosed by concrete or a concrete product approved by the Building Official, which can be either load bearing or decorative;

(c) be thermally equivalent to or better than that required by the State Energy Code for new residential structures, as said Code exists now or may hereafter be amended;

(d) be comprised of at least two fully enclosed parallel sections each of not less than twelve (12) feet wide by thirty-six (36) feet long;

(e) have a composition or word, shake or shingle, coated and painted metal, or similar roof of not less than a nominal 3:12 pitch;

(f) have exterior siding similar in appearance to siding materials commonly used on conventional site-built residences, as determined by the Building Official;

(g) be sited in conformance with all applicable development standards for the zoning district in which the home is located, including all manufactured home accessory structures and attendant improvements.

(2) Mobile Homes Prohibited Outside MHPs. Mobile homes are prohibited on any property outside of an MHP.

(3) Manufactured and Mobile Homes in New MHPs.

(a) Any manufactured home placed in a new or expanded MHP shall be installed to meet the requirements as set forth in WAC 296-150M, as it now exists or may hereafter be amended.

(b) Mobile homes are prohibited from being placed in a new or expanded MHP.

(4) Manufactured or Mobile Homes in Existing MHPs. Any manufactured or mobile home which is to be placed in an MHP existing at the time this Title becomes effective shall be installed to meet the requirements as set forth in 17.105.030(3)(a).

(5) Manufactured Homes in Other Locations.
(a) Manufactured homes permitted as accessory living quarters for security personnel or caretakers shall be installed in a way that meets the requirements as set forth in 17.105.030(3)(a).

(b) Manufactured homes permitted on construction sites or for emergency use, as permitted by 17.35.040, shall be installed in a way that meets the requirements as set forth in 17.105.030(3)(a) or a lesser standard appropriate for the duration of use that is approved by the Building Official.

(6) Running Gear Removal. The hitch, wheels, and all other running gear shall be removed or totally screened from view on all new or relocated manufactured or mobile homes, except those permitted for construction or emergency use.

(7) Steps. Steps and/or landings shall be provided at all entrances to any new or relocated manufactured or mobile home in accordance with applicable construction codes. (Ord. 05-12 §4, 2005; Ord. 87-9 §1, 1987).

17.105.035 Recreational Vehicle and Trailer Parking and Storage Regulations

(1) Parking and Storage in Residential Zone Districts. In residentially zoned districts a recreational vehicle or trailer may be parked or stored on a lot or parcel of land or stored in an accessory building thereon if,

(a) there will still remain on the lot or parcel of land useable parking spaces for at least one motor vehicle for each dwelling unit situated on the lot or parcel of land; and,

(b) the vision clearance area required by the provisions of 17.35.020(3) can be satisfied when the recreational vehicle or trailer is parked or stored in a rear or side yard; or,

(c) The vision clearance area required by the provisions of 17.35.020(3) can be satisfied and the recreational vehicle or trailer will be parked on an approved off-street parking area surface as defined in 17.40.040(2) when the
recreational vehicle or trailer is parked or stored in a front yard.

(2) **Habitation.** A recreational vehicle shall not be used in any zone district within the city of Pullman for living or sleeping when the recreational vehicle is located outside of a permitted MHP or a permitted RVP; provided, however, that this restriction shall not apply when the user of the recreational vehicle is not a resident of the city but is visiting a resident of the city in which event the recreational vehicle may be lived in for a period not exceeding fourteen consecutive days.

(3) **Service Connections.** A recreational vehicle located outside a permitted MHP or a permitted RVP shall not be permanently connected to separately metered gas, water, or sewer service, but may be temporarily connected to existing metered water service and electric service for the purpose of maintaining moisture or temperature control within the vehicle.

(4) **Waste Water Disposal.** The discharge of waste water from a recreational vehicle into a storm drain or onto the property where a recreational vehicle is parked is prohibited. (Ord. 88-8 §3, 1988; Ord. 87-9 §1, 1987).

17.105.037 Camper and Canopy Storage Regulations. In any zone district, an unmounted camper or canopy may be stored on a lot or parcel of land if the vision clearance area required by the provisions of 17.35.020(3) can be satisfied. (Ord. 88-8 §4, 1988; Ord. 87-9 §1, 1987).

17.105.040 Manufactured Home Park Uses and Standards. The uses permitted in and the development, alteration, or expansion of any MHP shall be in accordance with the following:

(1) **Uses Permitted.** The following uses are permitted in an MHP:

(a) manufactured or mobile homes used as dwellings and accessory uses, including home occupations;

(b) recreational vehicles used as dwellings in MHPs that were in existence prior to the effective date of this Title;

(c) manufactured home accessory structures as defined in 17.105.020;
(d) community and recreational facilities as defined by 17.105.020;
(e) an MHP office and storage buildings necessary for the maintenance or operation of the MHP;
(f) a residence for the use of a manager or caretaker which may be a manufactured, mobile, modular, or site-built home;
(g) one (1) convenience store, to provide retail products such as foods, household products, newspapers and magazines, cosmetics, and non-prescription drugs for the convenience of the MHP residents, if the store meets the following standards:
   (i) the size of the store shall be commensurate with the potential population of the MHP;
   (ii) the store shall not be located contiguous to any public right-of-way;
   (iii) the store shall be primarily oriented to sales to the MHP residents; and,
   (iv) any sign advertising such store shall not be visible from any public right-of-way or property adjacent or contiguous to the MHP.

(2) Development Standards. MHPs shall comply with applicable State laws and regulations, and the requirements of this Title. The standards established in this subsection are minimum standards and where they conflict with the standards for the zone district in which the MHP is located, these standards shall govern.

(a) MHP Size. The minimum size of an MHP shall be three (3) acres, and the maximum size shall be twenty (20) acres. The size of an MHP should be compatible with the scale of the surrounding residential area.
(b) Residential Density. The maximum density of development in any MHP shall not exceed eight (8) manufactured or mobile homes per gross acre of MHP area.
(c) Lot Size. The minimum size for any manufactured home lot shall be
   (i) two thousand four hundred (2,400) square feet, with a minimum lot dimension of
thirty-four (34) feet if designed to accommodate a single- or double-wide manufactured or mobile home not exceeding nine hundred sixty (960) square feet within its walls; or,

(ii) three thousand six hundred (3,600) square feet, with a minimum lot dimension of forty (40) feet if designed to accommodate a double- or triple-wide manufactured or mobile home exceeding nine hundred sixty (960) square feet within its walls.

(d) Building Coverage.

(i) For each MH lot. The maximum building coverage on any manufactured home lot shall not exceed sixty (60) percent.

(ii) For the Entire MHP. Coverage of the site by buildings and other structures shall not exceed the percentage permitted in the zone district in which the MHP is located.

(e) Building Height. No building or structure within an MHP shall exceed thirty-five (35) feet in height.

(f) Required Yards. A manufactured or mobile home, manufactured home accessory structure, and other structures within an MHP shall not be located within the following minimum required yards:

(i) within twenty-five (25) feet of any public right-of-way;

(ii) within ten (10) feet from any MHP street; or

(iii) within fifteen (15) feet from any MHP boundary that is not a public right-of-way.

(g) Structural Separations.

(i) From Other Homes. A manufactured or mobile home or any part thereof shall not be located within ten (10) feet of any other manufactured or mobile home.

(ii) From Lot Lines. All MHP office, storage, store, community, or recreational structures shall be located at least ten (10) feet from any manufactured home lot line.
(h) **Automobile Access and Circulation.**

(i) **Ownership.** All MHP streets shall be privately owned and maintained except arterial streets and local streets which could in the future be extended to serve adjacent property. These streets shall be constructed to city of Pullman Design Standards and ownership thereof shall be conveyed to the city at the time of final plan approval as set forth in 17.105.060(3).

(ii) **Park Street Construction and Width.** All MHP streets shall be constructed and paved in accordance with the city of Pullman Design Standards. Streets shall have a minimum of two (2), ten (10) foot wide travel lanes and may have parking lanes no less than eight (8) feet wide.

(iii) **Grade.** MHP streets shall not have a grade over eight (8) percent, except on approaches to intersections with public ways where the maximum grade for fifty (50) feet before the intersection shall be five (5) percent.

(iv) **Cul-de-Sacs.** Cul-de-sacs shall have a minimum turning radius of fifty (50) feet and a maximum length of four hundred (400) feet. They may have a central planting or parking area, but the paved street width through a cul-de-sac shall be the minimum required in 17.105.040(2)(h)(ii).

(v) **Access to Public Streets.** Points of access from any MHP to public streets, roads, or highways shall be designed and constructed in accordance with the city of Pullman Design Standards. The number of access points created shall not exceed one (1) in every two hundred (200) feet of frontage and may be further limited as a condition of approval.

(vi) **Street Names.** Each MHP street shall be named and street name signs shall be provided at all intersections. Each manufactured or mobile home shall have a
clearly visible address number in accordance with applicable City codes.

(vii) Directory Sign (Map). Every MHP shall have at each principal access point an identification sign as required by 17.50.040 (9) that includes a directory of park streets and manufactured or mobile home numbers in map form.

(i) Off-Street Parking. Off-street parking facilities shall be provided in accordance with the provisions of Chapter 17.40.

(j) Pedestrian Circulation. MHPs shall have a pedestrian walkway system where necessary to provide safe pedestrian access to manufactured or mobile homes, and community and recreational facilities. The pedestrian walkway system may be incorporated into the vehicular circulation system if the combination provides for the safety of pedestrians. Pedestrian walkways shall be constructed in accordance with the city of Pullman Design Standards.

(k) Utilities. All water mains and rights-of-way therefor; and, sewer mains and storm drain mains and rights-of-way therefor which could in the future be extended to serve adjacent or other property are required to be constructed to the city of Pullman Design Standards and ownership thereof conveyed to the city at the time of final plan approval as set forth in 17.105.060(3). Other utilities may be private. Adequate utility capacity to serve a proposed MHP or MHP expansion must be available. Additional standards for MHP utility services are as follows:

(i) Connections at Manufactured Home Stand. Permanent power, water, and sewage connections that meet all requirements of this Code and of State law shall be provided at each manufactured home stand.

(ii) Underground Utilities Required. All utility service mains or lines within MHPs shall be underground.

(iii) Access to Utilities. No water or natural gas meter, regulator, or shutoff valve
shall be located beneath a manufactured or mobile home.

(1) Stormwater Runoff. Storm drainage discharge shall be to the public storm drain system, or to an existing natural drainage course. Where development will increase the amount of storm water runoff, peak runoff volume, or change the location of a storm water runoff discharge point, provisions must be made to protect downstream property from erosion and flooding such as procedures for retention, detention, and energy dissipation. Approval of any such procedure by the city shall not create liability on the part of the city, any officer or employee thereof for any erosion or flood damage that may occur to property whether downstream or not.

(m) Waste Disposal. MHPs shall be connected to the sanitary sewer system and provide for garbage collection.

(n) Common Open Space. A minimum of twenty (20) percent of the net acreage shall be dedicated or reserved as usable common open space land. Common open space may be designed for either active or passive recreation. Driveways, parking lots, and required yard areas are not open space. The City Council may reduce this requirement if they find that the MHP is located adjacent to a public park which provides recreational facilities.

(o) Outdoor Lighting. MHPs shall provide and maintain illumination for the night use of park streets, parking and storage areas, pedestrian walkways, and community and recreational facilities.

(p) Screening. MHPs shall be screened from adjacent public streets by a Type I landscape strip, as set forth in Section 17.45.080. Said Type I landscape strip shall be installed along the entire length of any MHP property line that borders a public street. Additional screening for MHPs may be required in accordance with the provisions of Chapter 17.45.

(q) Landscaping. Landscaping shall be provided in accordance with the provisions of Chapter 17.45.
17.105.050 Recreational Vehicle Park Uses and Standards. The uses permitted in, and the development, alteration, or expansion of any RVP shall be in accordance with the following:

1. **RVP Size.** The minimum size of any RVP shall be one (1) acre and the maximum size shall be twenty (20) acres.

2. **Location of RVP.** The major internal street serving the RVP shall be connected to at least one (1) major arterial, secondary arterial, or collector arterial. No RVP shall be located so as to be accessed through any residential district.

3. **Safe Access.** Access points to RVPs shall be located and designed in accordance with the specifications of the city of Pullman Design Standards and shall permit safe access to and from public streets. The provision of turning lanes, signs, or signals to assure safe access and minimize traffic congestion may be required as a condition of approval.

4. **Uses Permitted.** The following uses are permitted in an RVP:

   a. temporary occupancy of RV sites by RVs or tents for a period not to exceed one hundred eighty (180) days. Permanent occupancy of RV sites is prohibited;

   b. an RVP office and storage buildings necessary for the operation and maintenance of the park;

   c. community and recreational facilities as defined in 17.105.020;

   d. dump stations;

   e. a residence for the use of a manager or caretaker which may be a manufactured, mobile, modular, or site-built home;

   f. one (1) convenience store intended to provide retail products such as food, ice, newspapers and magazines, and souvenirs for the convenience of
the RV park occupants, if the store meets the following standards:

(i) the size of the RVP store shall be commensurate with the number of RV sites in the park;

(ii) the RVP store shall not be located contiguous to any public right-of-way; and,

(iii) the RVP store shall be primarily oriented to sales to park occupants.

(5) RVP Site Standards.

(a) Every RVP site shall include a gravel or hard-surfaced parking pad.

(b) All RVP sites shall be properly graded and drained in order to reduce mud and the formation of puddles.

(c) Active use areas on any RVP site shall be stabilized with a surface of cinder, gravel, or a comparable material in order to facilitate drainage, to reduce dust, and to maintain the park's appearance. Other portions of the site shall be planted with lawn or another appropriate ground cover.

(d) Utility connections for an RVP site shall be installed in accordance with the applicable construction codes.

(e) All water mains and rights-of-way therefor; and, sewer and storm drain mains and rights-of-way therefor which could in the future be extended to serve adjacent or other property shall be constructed to the city of Pullman Design Standards and ownership thereof conveyed to the city at the time of final plan approval as set forth in 17.105.060(3). Other utilities may be private.

(f) An RVP site shall not contain less than one thousand eight hundred (1,800) square feet.
(6) **Residential Density.** An RVP shall not have a density of more than fifteen (15) RV sites per gross acre.

(7) **Internal Separations.**

(a) **Between Pads.** A parking pad shall not be located within ten (10) feet of an RVP site boundary line.

(b) **From Accessory Structures.** An RVP accessory structure, such as a park office, storage building, restroom or shower facility, or recreational facility shall not be located within ten (10) feet of the boundary of an RVP site.

(8) **Vehicular Circulation.** Each RVP shall have an internal street system which facilitates the maneuvering of RVs and their safe access to public ways, as required in 17.105.050(3). RVP street systems shall be reviewed on a case-by-case basis according to the following standards:

(a) RVP streets shall be dust-free.

(b) RVP streets shall not have a grade of over eight (8) percent, except on approaches to intersections with public ways where the maximum grade for fifty (50) feet before the intersection shall be five (5) percent.

(c) RVP streets shall have a minimum of two (2), ten (10) foot wide travel lanes and may have parking lanes of no less than eight (8) feet in width.

(9) **Parking.** All RVPs shall provide in parking lanes or in parking areas at least three (3) parking spaces for each two (2) RV sites in addition to the parking pad on each RV site. Parking areas shall be designed and constructed in accord with Chapter 17.40 except that lots containing more than four (4) spaces may be graveled.

(10) **Pedestrian Circulation.** RVPs shall have a pedestrian walkway system where necessary to provide safe pedestrian access to recreational vehicles, community and recreational facilities. The pedestrian walkway system may be incorporated into the vehicular
circulation system if the combination provides for the safety of pedestrians. Pedestrian walkways shall be constructed in accordance with the city of Pullman Design Standards.

(11) Buffers. RVPs shall have buffer areas as shown in Table 17.105.1. No structure or RV site shall be located within the required buffer areas.

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<th>Buffering</th>
<th>Buffer Width</th>
<th>Landscaping Type¹</th>
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<td>Industrial districts</td>
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¹ See Section 17.45.080

(12) Open and Recreational Space. At least ten (10) percent of an RVP's gross area shall be developed as open and recreational space for the enjoyment of the park's occupants.

(13) Community Facilities. A community facility having separate toilets and lavatories for men and women shall be located within four hundred (400) feet of every RV site.

(14) Solid Waste Disposal. An approved solid waste collection container shall be located within three hundred (300) feet of every RV site. (Ord. 05-12 §6, 2005; Ord. 87-9 §1, 1987).

17.105.060 Procedure for Approval and Effect of Approval. The MHP and RVP approval process shall take place in three (3) stages: pre-application review; review of preliminary plan; and final approval. MHP and RVP projects may be developed in phases, subject to an approved phasing schedule.

(1) Pre-Application Review. The pre-application plans of the proposal shall be submitted to the city planner for review and comment. Such potential problems as drainage, topography, circulation, site design, and neighborhood impact should be identified and addressed before the proposal is submitted for preliminary review.
(2) **Review of Preliminary Plans.**

(a) **Application Requirements.** The applicant shall submit the following material:

(i) a reproducible preliminary plan showing all information required for a preliminary plat by 13.80.080. The plan shall clearly show all proposed MH lots and RV sites, structures, common areas and facilities, yard setbacks, and circulation elements including walkways, bike paths and parking, in sufficient detail to show relationships between these elements;

(ii) all information required for preliminary review of a subdivision by 13.80.060;

(iii) a map of the surrounding area in sufficient detail to show existing uses within three hundred (300) feet from all project boundaries;

(iv) explanatory material describing the characteristics of the project and the planned construction schedule for the project; and,

(v) a landscape plan, drawn to scale which may be combined with the site plan showing all existing and proposed vegetation including vegetation to be removed, and any fences, walls, walks and other landscaping improvements.

(b) **Review by Site Plan Review Committee.** The SPRC shall review the proposal using the criteria of Chapter 17.135 and make recommendations to be considered by the planning commission and included in the planning commission's recommendation to the City Council.

(c) **Planning Commission and City Council Review.** The planning commission shall make recommendations and the City Council shall review the proposal as
contained in the preliminary plan under the provisions of 17.180.030 and 17.180.040.

(d) Review Criteria. The planning commission and City Council shall review the preliminary application for conformity with the Comprehensive Plan, this Title, Chapters 13.80 and 13.90 of this Code as now existing and in accordance with any amendments that may hereafter be made thereto, and the following additional criteria:

(i) compatibility with existing and planned land uses in the vicinity, and

(ii) adequacy of assurances that the MHP or RVP will be developed as presented in the application.

If the development calls for the construction of the MHP or RVP in phases, then the reasonableness of the schedule of phasing shall be considered. Each completed phase must independently of other phases of the development plan satisfy the development regulations of the approved MHP or RVP plan.

(e) Effect of Preliminary Approval. The preliminary plan as approved or approved as modified by the City Council shall be binding as to the general intent and apportionment of land for structures and buildings, stipulated use, circulation pattern, and conditions of approval, but shall not be construed to render inflexible the ultimate design, specific uses, or final plan of the MHP or RVP.

(f) Denied Preliminary Application. If the City Council denies a proposal contained in a preliminary application, a similar proposal for the site may not be submitted for one (1) year. A new preliminary application which varies materially from the denied proposal as determined by the city planner, or one that satisfies the objections stated by the City Council may be submitted at any time.

(3) Final Approval.
(a) **Final Plan.** Within three (3) years after approval of the preliminary proposal by the City Council, the applicant shall submit a final development plan to the city planner for approval by the City Council. The city planner shall review the plan and submit it to the Council along with his or her recommendation and the recommendation of the director. This plan shall contain final and precise drawings of all graphic information required by 17.105.060(2) and as preliminarily approved by the City Council. The applicant shall also submit all covenants, assurances, and any other documentation consistent with the preliminary approval given by the City Council.

(b) **City Council Review.** If the City Council finds that the final development plan conforms to the preliminary approval and all applicable conditions thereto, and assurances have been submitted which are satisfactory to the City Council, the Council shall approve the plan and its accompanying conditions as an amendment to the Official Zoning Map; and shall incorporate by reference all maps, drawings, and other data required to specify the precise land use authorized. This amendatory ordinance shall legally describe the boundaries of the approved MHP or RVP and shall bear the file number of the application. The official file shall be maintained by the department of public works and shall contain all maps and other documents or exhibits referred to or incorporated in the amendatory ordinance. The city clerk or finance director shall record the ordinance with the County Auditor if no subdivision plat is to be recorded. The MHP and RVP shall be identified on the Official Zoning Map by the suffix "MHP" and "RVP" respectively, attached to the zone designation for the underlying district (e.g. C3-MHP) and reference shall be made to the amendatory ordinance number.

(c) **Effect of Approval.** The provisions of the amendatory ordinance shall be restrictions on the use and design of the site. Adoption of the
amendatory ordinance shall not alter the underlying zone classification for the site but shall only allow development to occur in a different way consistent with the underlying zoning. Revocation of approval or abandonment as provided in this Chapter shall eliminate all requirements imposed by an approved MHP or RVP plan and shall cause the previous underlying zoning regulations to be exclusively operative.

(d) Expiration. If the applicant does not submit the final development plan to the city planner within the time allowed, or if the Council does not approve the final plan, the preliminary approval shall expire and be of no further validity. The City Council shall act on a final development plan for an MHP or RVP within ninety (90) days of its submission to the Council.

(e) Extension. Under the procedure set forth in 17.175.050(2) the applicant may file an application for an extension of time within the time allowed for submitting the final development plan, along with the fee as set by City Council resolution. The city planner may approve a single one (1) year extension by making a written finding that there is no material change in the proposal, and that the findings and conclusions of the preliminary approval still apply. (Ord. 87-9 §1, 1987).

17.105.070 Subdivision. An applicant who intends to subdivide land for transfer as part of an MHP or RVP project shall obtain subdivision approval in accordance with Chapter 13.80 or Chapter 13.90 before any building permit or authorization to begin construction is issued, and before any portion of the property is transferred. The preferred method is for the applicant to process the subdivision application concurrently with the MHP or RVP proposal. (Ord. 87-9 §1, 1987).

17.105.080 Changes to Approved Projects. An MHP or RVP shall be used and constructed only as approved. Any change in or expansion of an MHP or RVP, except as provided in this section, shall be applied for and processed in the same manner as an original application. Minor changes in plans or specifications may be allowed by the city planner under the
procedure of 17.175.050(2) at the time a building permit is issued. Minor changes are those which may affect the precise dimensions or siting of buildings, but which do not affect the basic character or arrangement of buildings or MH lots or RV sites approved in the final development plan, nor the density of the development or the open space requirements. (Ord. 05-12 §7, 2005; Ord. 87-9 §1, 1987).

17.105.090 Revocation or Extension of Approval and Reversion to Underlying Zone.

(1) City Review. If a condition of approval is violated or not met within the time set for its completion, the Council may, either on recommendation of the city planner or on its own motion, a public meeting to consider the question of the revocation or extension of the final approval and any permits granted pursuant thereto. During this or a subsequent public meeting, the Council may by ordinance revoke or extend the approval and any permits, or may change the terms of approval. Nothing in this section shall limit the revocation of building permits, issuance of stop work orders, or other similar procedures authorized by other provisions of this Title.

(2) Reversion to Underlying Zoning. If upon the expiration of two (2) years from the adoption of the amendatory ordinance of approval, the MHP or RVP development project is voluntarily abandoned or development has not been completed, the final approval of the development project shall automatically expire and thereafter only the land use regulations of the underlying zone district shall apply to any further construction for which a permit is required. If the MHP or RVP development project has been commenced within a two (2) year period following the effective date of the amendatory ordinance, but is not completed within this two-year period, the applicant shall apply to the City Council for an extension of time in which to complete the project; failure to make such application shall cause the final approval of the development project to automatically expire and thereafter only the land use regulations of the underlying zone district shall apply to any further construction for which a permit is required. (Ord. 03-33 §40, 2003; Ord. 87-9 §1, 1987).
17.105.100 Additional Regulations. The following chapters may qualify or supplement the regulations of this Chapter.

(1) 17.25 Assurances
(2) 17.35 Exceptions and Special Provisions Pertaining to Uses, Development Regulations, and Performance Standards
(3) 17.40 Off-street Parking and Loading
(4) 17.45 Landscaping and Screening
(5) 17.50 Sign Regulations
(6) 17.75 Residential Districts
(7) 17.135 Site Plan Review

(Ord. 87-9 §1, 1987).