



INNOVATIVE HOUSING

Manufactured Housing Code Update

Community Planning

CPZ 2018-0005

June 28, 2018

Open House

Clark County Operations 4700 78th Street



Agenda

- Background
- Innovative housing
 - RCW 35A.21.312
 - Mobile
 - Manufactured
 - Modular
- Questions and discussion

Background

What's changing?

- Create separate definitions of mobile homes and manufactured housing
- Ensure new definitions comply with federal and state law
- Update the use tables to reflect new definitions
- Update the code to be less restrictive for manufactured home parks, with some design standards

New code definitions

- Manufactured home “Manufactured home” means a manufactured home constructed after June 15, 1976, in accordance with state and federal requirements for manufactured homes. Conforms to federal Manufactured Home Construction and Safety Standards (HUD Code-Red Label) rather than to Building Code (Gold Label) requirements.
- Manufactured home park “Manufactured home park” means an area designed, equipped, and maintained for the parking of two (2) or more manufactured homes being used as living quarters for humans.
- Manufactured home space “Manufactured home space” means an area of land for placement of a single ~~mobile~~-manufactured home, and accessory structures, within a ~~mobile~~ manufactured home park.
- Mobile home ~~See “Manufactured home.”~~ “Mobile home” means a structure constructed before June 15, 1976, 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 attached to the required utilities. A mobile home is not a recreational vehicle.

Changed definition of single-family dwelling

- Dwelling, single-family “Single-family dwelling” means a building designed or used for residence purposes by not more than one (1) family, and containing one (1) dwelling unit only, including modular and manufactured homes.

Background

- Why are innovative housing types in the news?
 - Affordable housing challenges
 - Change in demographic trends
 - Unmet need
- Cottage Housing and Accessory Dwelling Units
- Provides additional housing choices
- Affordable housing



State legislation

- State adopted changes to comply with the federal law
- [RCW 35A.21.312](#) requires that cities and counties regulate manufactured homes built to federal manufactured housing construction standards no differently than they regulate other types of homes.

Cottage housing development

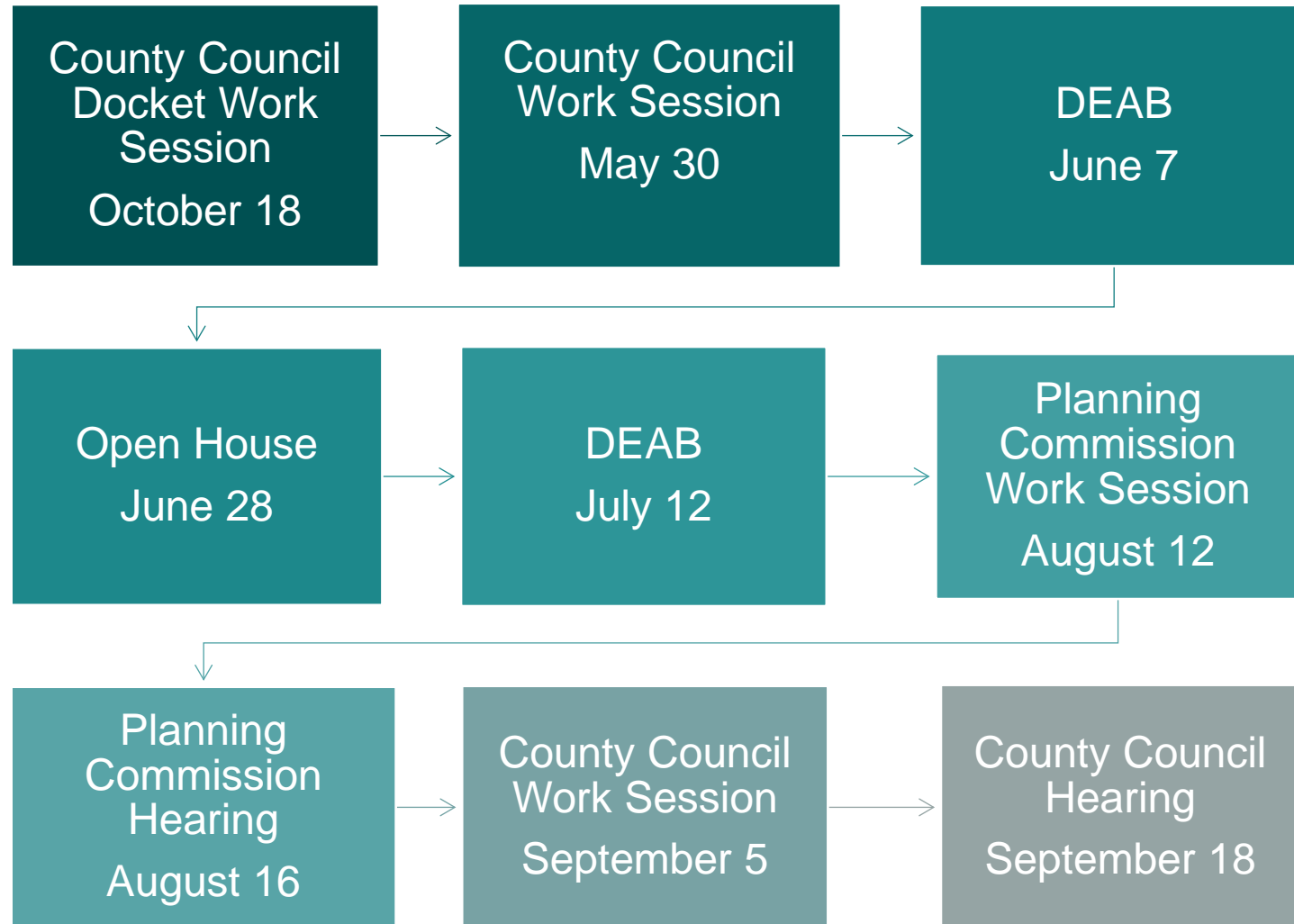


Craftsman Homes – Reno, Nevada

Manufactured Housing



Public Process



Questions and discussion

Clark County Community Planning

www.clark.wa.gov/planning



Photo credits:
Manufacturedhomes.com
Westchester Modular Homes, Inc.
Craftsman Homes
Zarrilli Homes

Examples



Modular 2018 Urban Design



Mobile 1976 and older

