

## Chapter 20.30

### LOCATION OF MANUFACTURED AND MOBILE HOMES

#### Sections:

20.30.010 Permitted Locations.

20.30.020 Prohibited Use.

#### **20.30.010 Permitted Locations.**

- A. A “modular home” may be located in any residential zone.
- B. A manufactured home may be placed on any lot that is appropriately zoned for a single-family residence provided that:
  1. Manufactured home be a new manufactured home;
  2. The manufactured home shall be set upon and attached to a permanent foundation, as specified by the manufacturer, and the space from the bottom of the home to the ground shall be enclosed by concrete or an approved permanent wall finished with standard residential materials, which can be either load bearing or decorative;
  3. The manufactured home shall comply with all local design standards applicable to all other homes within the neighborhood in which the manufactured home is to be located;
  4. The manufactured home shall be thermally equivalent to the state energy code;
  5. The manufactured home otherwise meets all other requirements for a designated manufactured home as defined in RCW 35.63.160; and
  6. This section does not override any legally recorded covenants or deed restrictions of record. (Ord. 934, 2014; Ord. 765, September 2003; Ord. 704, April 2000.)

**20.30.020 Prohibited Use.** It shall be unlawful, within the city limits of the City of Benton City, for any person to park, place or permit to remain on any private lot or tract of land, for maintaining living quarters or for the practice of any business, occupation or trade in any mobile home, manufactured home, recreational vehicle, or trailer, except as provided in this title. (Ord. 765, September 2003; Ord. 628, August 1995.)