

**CITY OF WHITE SALMON WASHINGTON
ORDINANCE NO. 2016-10-993**

AN ORDINANCE AMENDING WSMC CH 17.68.130 REGARDING MANUFACTURED HOME SITING STANDARDS, AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, the White Salmon Planning Commission has met and discussed the current manufactured home siting standards and recommends Council revise the code to provide property owners more flexibility on how to meet the standard and best achieve the desired visual interest for manufactured homes; and

WHEREAS, the City feels that it is in the best interest of its residents and affordable housing to update the code in line with the Planning Commission's recommendations.

NOW, THEREFORE, the City of White Salmon do ordain as follows:

SECTION 1. WSMC Ch. 17.68.130 is hereby amended as follows:

Key: Deleted = ~~striketrough~~

Added = **bold underlined**

17.68.130 - Manufactured home siting standards.

Only those manufactured homes used as residences on individual lots which meet the following criteria are permitted:

- A. The manufactured home must be a "new manufactured home" as defined by Section 17.08.320 of this chapter;
- B. ~~Be oriented on the lot so that the longest façade is parallel or predominately parallel to the public or private street;~~ **The manufactured home shall have three of the following elements: garage or carport; covered porch or entry; exterior siding and roofing which in color, material and appearance, is similar to the exterior siding and roofing material commonly used on new residential dwellings within the community; gables; bay windows; window shutters; dormers; eaves with a minimum projections of 6 inches.**
- C. ~~Include either an attached or detached carport or garage;~~ **The home shall have a roof pitch of at least 3:12;**
- D. ~~The manufactured home shall have exterior siding and roofing which in color, material and appearance, is similar to the exterior siding and roofing material commonly used on new residential dwellings within the community;~~
- D E.** The manufactured home shall be pit-installed or backfilled so that no more than twelve inches of enclosing material is exposed above average grade on or along the street side.

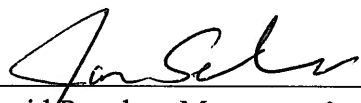
The enclosing material shall meet all current UBC requirements for such use. The twelve-inch limitation shall not apply if the home is installed on a basement or other foundation constructed in accordance with current UBC requirements;

- E F.** The manufactured home shall be attached to a permanent foundation, as specified by the manufacturer. Foundations, tie-downs or other supports shall be provided to withstand the specified horizontal, uplift and overturning wind forces on a manufactured home, based upon accepted engineering design standards, as approved by Washington State and the local building official;
- F G.** The manufactured home shall be certified by the manufacturer to have an exterior thermal envelope meeting performance standards that will reduce heat loss to levels equivalent to the heat loss performance standards required of single-family dwellings constructed under the current Washington State Energy Code;
- G H.** Require title elimination (WAC Chapter 308-56A and WAC 65.20.040) within one year of home installation if the property is owned by the manufactured home owner;
- H I.** The unit must be installed on the site in accordance with the state installation code (WAC 296-150B);
- I J.** Include a finished porch or deck for each entrance door.


SECTION 2- SEVERABILITY: If any section, sentence, or phrase of this Chapter is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence or phrase of this Chapter.

SECTION 3 - EFFECTIVE DATE. This ordinance shall become effective following passage and publication as provided by law.

PASSED in regular session this 19th day of October, 2016.

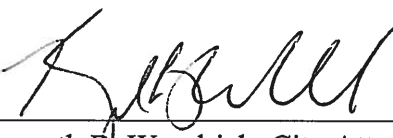


David Poucher, Mayor - Pro Tem
Jason Saboni



Leana Johnson, Clerk/Treasurer

APPROVED AS TO FORM:



Kenneth B. Woodrich, City Attorney