



Manufactured Homes: Zoning and Design Guidelines

September 2017

Question: Should zoning and/or design guidelines for manufactured homes be changed in low-density residential zoning districts?

Current Olympia Approach:

Current City requirements are:

A manufactured home is allowed in all zoning districts that allow single family residences, if the home is a new, designated manufactured home that meets state and federal standards for construction, and meets the following criteria:

1. Is comprised of at least two fully enclosed parallel sections each of not less than 12 feet wide by 36 feet long;
2. Was originally constructed with and now has a composition or wood shake or shingle, coated metal, or similar roof of nominal 3:12 pitch; and
3. Has exterior siding similar in appearance to siding materials commonly used on conventional site-built single family residences that are built pursuant to the applicable Building Code.

New manufactured homes must provide two 2 off-street spaces - the same as for single-family residences.

Design review is required for manufactured homes located on lots < 5,000 square feet, and within the designated design review district for "Infill and Other Residential" (OMC 18.175; map of district shown in OMC 18.100.080). This is a staff-level design review process. Within that design review district, the following design requirements apply:

1. Minimize the appearance of building scale differences between proposed dwelling unit(s) and existing neighborhood residential units. Reflect the architectural character of neighboring residences (within 300' on the same street) through use of related building features. On narrow lots (30 feet wide or less), the average height of the adjacent residences shall not be exceeded unless the apparent scale of the proposed building is reduced through modulation.
2. Provide a clearly defined building or courtyard entry from the primary street.
3. Use building and roof modulation and articulation to reduce the appearance of large building masses.
4. Provide relief, detail, and visual rhythm on the facade with well-proportioned windows.
5. Design garages and carports so that they do not dominate the dwelling's street facade.
6. Use building materials with texture and pattern and a high level of quality and detailing. Reserve brightly saturated colors for accent or trim features.

[Note: Manufactured home parks are also permitted in certain zones, and have additional design criteria.]

Utility requirements for manufactured homes are the same as for single-family homes.

What is current approach intended to accomplish?

State law requires cities and counties allow manufactured homes in the same zoning districts as single-family homes, as long as they are set on a permanent foundation and meet local design standards. City of Olympia standards require that all manufactured homes located on a single lot are at least 'double-wide', and address concerns that manufactured homes be visually comparable to traditional single-family homes.

Size requirements for manufactured homes also have the effect of prohibiting them to be used as accessory dwelling units (ADU), because the minimum size of manufactured homes equals 864 square feet, and the maximum permitted ADU is 800 square feet.

Alternative Approaches:

The Cities of Lacey and Tumwater include the same criteria for manufactured homes as Olympia; however, Tumwater includes an exception to the minimum size limitations if the manufactured home is used as an ADU.

Alternatives include:

1. Remove the requirement that all manufactured homes be comprised of at least two fully enclosed parallel sections each of not less than 12 feet wide by 36 feet long.
2. Provide an exception to that requirement if a manufactured home is used as an ADU, and apply the ADU design guidelines rather than the "Infill and Other Residential" design guidelines.

Analysis:

The factors for consideration discussed by the Missing Middle Work Group are:

- **Affordability**
Providing for manufactured homes as ADUs would increase the variety of types of housing that could be used as ADUs and potentially decrease their cost in some cases.
- **Variety of housing types**
Increasing the type of units allowed as ADUs will increase the variety of housing types in some neighborhoods. Applying the same design requirements to manufactured home ADUs as to all other ADUs will ensure consistency in visual impact to the neighborhood.
- **Ability to accommodate growth**
Providing for additional types of housing as ADUs will accommodate more households without increasing the overall area of the city. They primarily will provide housing for households of 1-2 persons, which was 70.4% of Olympia's households in 2010 Census (*The Profile*, Thurston Regional Planning Council).