



MANUFACTURED HOME / RECREATIONAL VEHICLE TEXT AMENDMENTS

April 23, 2025

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BACKGROUND

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Planning & Zoning Board

- November 13, 2024
- Recommendation: Adoption (7-0)

Community and Cultural Development Committee

- February 6, 2025
 - Asked to conduct public outreach
 - Evident that staff should modify certain definitions for clarity
- March 24, 2025
 - Recommendation: Return to P&Z and then to City Council (3-0)

PUBLIC OUTREACH

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- **In-Person Public Meeting**

- March 10th
- 26 attendees

- **Virtual Public Meeting**

- March 13th
- 8 attendees

- **Comments/Questions**

- Setbacks/Heights/Land Use Regulations
- Property Tax Impacts
- Construction/Housing Types
- HOA Prohibitions
- Utility Requirements
- Timeline

- **Questionnaire:** Should conventional construction be allowed in MH/RV subdivisions?

Questionnaire Response		
Strongly Agree	23	77%
Agree	0	0%
Neither Agree or Disagree	1	3%
Disagree	0	0%
Strongly Disagree	6	20%
Total	30	100%

PROPOSED TEXT AMENDMENTS





BACKGROUND

- Dwelling units of conventional construction prohibited in MH/RV parks and subdivisions
- Aging and limited floor plans of existing MH/RV units - increased demand for conventional construction
- Led to creative solutions to get around conventional construction prohibitions
- Prohibition of conventional construction restricts Accessory Dwelling Units (ADUs)

PROPOSED AMENDMENTS

Allow dwelling units of conventional construction in RV/MH Subdivisions only, subject to the following:

- Compliance with Building Regulations
- Compliance with Subdivision Regulations
- Connections to utilities
- Compliance with all applicable development standards
- Limit height to 1 story



PROPOSED AMENDMENTS

7

Modify RV Accessory Structure development standards to match Manufactured Home Accessory Structure

- Limit to 1 story
- Directly accessible through RV
- Max. 100% of RV floor area
- Removed 60 days after RV removal
- Compliance with Building Regulations
- Conforms to development standards



PROPOSED AMENDMENTS

- Modify definitions for:
 - Manufactured Home
 - Accessory Structure, Recreational Vehicle
 - Recreational Vehicle
- Add a definition for:
 - Recreational Vehicle, Park Model



QUESTIONS



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