



ORDINANCE NO. 2015-05

AN ORDINANCE AMENDING LA CENTER MUNICIPAL CODE 18.140, MEDIUM DENSITY RESIDENTIAL DISTRICTS, RELATING TO MANUFACTURED HOME SUBDIVISIONS.

The City Council adopts the following findings:

WHEREAS, the City of La Center is a code city fully planning under the Growth Management Act (GMA), 36.780A RCW; and

WHEREAS, 36.70A.070(2) requires all jurisdictions fully planning under the GMA to adopt a comprehensive plan housing element and development regulations that ensure the vitality and character of established residential neighborhoods including manufactured housing and multifamily housing neighborhood; and

WHEREAS, La Center Comprehensive Plan policy 1.2.1 requires the City to provide an adequate supply of land zoned for residential purposes in order to meet the residential needs of the City, including single family and multi-family housing zoning districts; and

WHEREAS, La Center Comprehensive Plan policy 3.1.1 requires that the City shall encourage multi-family housing to account for 25% of new residential construction; and

WHEREAS, La Center Comprehensive Plan policy 3.1.2 La Center encourages flexible and cost efficient land use regulations that allow for the creation of creative housing types which will meet the needs of an economically diverse population; and

WHEREAS, La Center Municipal Code (LCMC) 18.140 regulates Medium Density Residential Districts implementings housing policies in the City's Comprehensive Plan; and

WHEREAS, on October 22, 2014 the City Council approved the Planning Commission request to prepare amendments to LCMC 18.140; and

WHEREAS, the La Center Planning Commission conducted multiple, public work sessions from November 2014 through April 2015 on the proposed amendments, and

WHEREAS, the City prepared a State Environmental Policy Act (SEPA) checklist consistent with WAC 197-11-160 and the City's SEPA Official provided the Washington State Department of Ecology with effective notice of the Determination of Nonsignificance on June 17, 2015; and

WHEREAS, the City did not receive any public comments regarding the SEPA determination; and

WHEREAS, consistent with RCW 36.70A.106, the City of La Center notified the Washington Department of Commerce of the proposed amendments to LCMC 18.140 on May 1, 2015 (Commerce file # 21240) at least 60-days prior to final adoption; and

WHEREAS, the La Center Planning Commission held a duly noticed public hearing on May 12, 2015 to receive public testimony and citizen comment; and

WHEREAS, the La Center City Council held a duly noticed public hearing on July 8, 2015, to receive testimony and citizen comment, and

WHEREAS, the Council finds that it is consistent with the Comprehensive Plan and the public interest to amend LCMC 18.140 to allow manufactured home subdivisions in the Medium Density Residential Districts under the circumstances described in Exhibit A, Amendments to LCMC 18.140.

NOW THEREFORE, the City Council for the City of La Center Ordains as follows:

SECTION 1 - Incorporation of Recitals. The City Council declares and adopts the foregoing recitals and incorporates them herein as preliminary findings in support of the amended development regulations adopted by this ordinance.

SECTION 2 - Adoption. The La Center City Council hereby adopts LCMC 18.140 as set forth in Exhibit A attached hereto and incorporated herein by this reference.

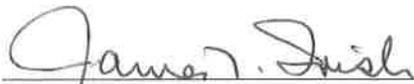
SECTION 4 – Severability. If any section, subsection, paragraph, sentence, clause or phrase of this ordinance or its application to any person or situation should be held to be invalid or unconstitutional for any reason by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this ordinance or its application to any person or situation.

SECTION 4 – Transmittal. The City Clerk is hereby directed to transmit a copy of this ordinance and associated exhibits to the Washington State Department of Commerce within ten days of adoption.

SECTION 5 – Effective Date. This ordinance shall be effective thirty days after adoption.

Approved and adopted this 8th day of July, 2015 by a majority of the La Center City Council.

AYES: 4
NAYS: 0
ABSTAIN: 0
ABSENT: 1


James T. Irish, Mayor of La Center

ATTEST:

APPROVED AS TO FORM:


Suzanne Levis, Finance Director/Clerk


Daniel Kearns, City Attorney

Ordinance 2015-05
EXHIBIT A

Manufactured Home Park and Subdivisions - Amendments
May 12, 2015 Planning Commission Recommendation

Chapter 18.140
MEDIUM DENSITY RESIDENTIAL DISTRICT (MDR-16)

Sections:

- [18.140.010](#) Purpose.
- [18.140.015](#) Location.
- [18.140.020](#) Permitted and conditional uses.
- [18.140.030](#) Density and dimensional requirements.
- [18.140.040](#) General standards of all developments within the MDR-16 district.
- [18.140.050](#) Requirements of single-family attached housing.
- [18.140.060](#) Requirements of multifamily attached housing – Apartments.
- [18.140.070](#) Requirements of single-family detached housing.
- [18.140.080](#) Manufactured single-family detached manufactured home subdivisions and parks

18.140.010 Purpose.

The medium density residential (MDR-16) district is intended to provide for residential development opportunities with a minimum density of eight units per net acre, and a maximum density of 16 units per net acre consistent with the La Center comprehensive plan. The district is further intended to facilitate use of public transit, reduce the burdens of automobile-related problems, and encourage efficient use of commercial services and public open space. For purposes of this chapter, the term manufactured home park and manufactured home subdivision are interchangeable. [Ord. 2006-17 § 1, 2006.]

18.140.015 Location.

The city council, with the recommendation of the planning commission, generally, shall assign MDR-16 zoning districts in close proximity to collector or arterial roadways, current or proposed transit routes, near employment centers, and with good access to local public schools. [Ord. 2006-17 § 1, 2006.]

18.140.020 Permitted and conditional uses.

(1) Permitted Uses. The city permits the following primary uses on buildable lands, (outside of sensitive lands), subject to compliance with the requirements of Chapter [18.215](#) LCMC and compliance with concurrency and level of service standards of the La Center capital facilities plan:

(a) Existing lawful residential uses;

(b) One new single-family residence per lot of record, lawfully created prior to December 31, 2001;

(c) Multiple-family dwellings, including but not limited to attached single-family dwellings, such as townhouses, duplexes, triplexes; and detached multifamily dwellings such as apartments;

(d) Single-family detached dwelling units consistent with the general standards and single-family detached standards in this chapter;

(e) Manufactured home subdivisions or parks created prior to December 31, 2015;

(ef) Accessory buildings and uses normal and incidental to the building and uses permitted in this chapter; and

(fg) Public parks and recreational facilities;

(2) Conditional uses allowed in an MDR-16 district are described in Table 18.130.030, single-family permitted, conditional and prohibited uses. The city shall apply the applicable lot area, dimension and density standards in this chapter and Chapter [18.215](#) LCMC, Site Plan Review, to applications for conditional use. Minimum density standards shall be met. [Ord. 2006-17 § 1, 2006.]

18.140.030 Density and dimensional requirements.

(1) All developments within the MDR-16 zoning district shall comply with the density and dimensional requirements of Table 18.140.030.

Table 18.140.030

- MDR-16 Density and Dimensional Requirements

Standard	Multifamily	Single-Family		
		Attached	Detached	Manufactured Home Park/subdivision
Net Density ¹	8 – 14	8 – 14	8 – 12	<u>4-12</u>
Minimum Project Area ⁵	2.5 ac.	2.5 ac.	5 ac.	<u>10 acres</u>
Minimum Lot Width	20 feet	20 feet	30 feet	<u>20 feet⁴</u>
Minimum Lot Depth	60 feet	60 feet	60 feet	<u>60 feet⁴</u>
Minimum Area	1,400 SF	1,400 SF	3,000 SF	<u>3,000 SF⁴</u>
Maximum Area	N/A	N/A	15,000 SF	<u>5,000 SF⁴</u>
Maximum Lot Coverage	85%	60%	60%	<u>85%⁴</u>
Maximum Height	45 feet	35 feet	35 feet	<u>25 feet</u>
Setbacks²				
Minimum Front Setback ³	10 feet	10 feet	10 feet	<u>5 feet⁴</u>
Minimum Garage Setback from Public Street	5 feet	18 feet	18 feet	<u>5 feet⁴</u>
Minimum Garage Setback from Alley	3 feet	3 feet	3 feet	<u>5 feet</u>
Minimum Side Setback	0 Feet Attached or 10 Feet Abutting Single-Family	0 Attached/4 Feet Nonattached	4 feet	<u>5 feet⁴</u>

Minimum Street Side Setback	0 feet	10 feet	10 feet	<u>5 feet⁴</u>
Minimum Rear Setback	20 feet	10 feet	10 feet	<u>3 feet⁴</u>

¹In a phased project, each phase of the project shall meet the density requirements.

²Setbacks and building envelopes shall be identified for each lot on the face of the plat or binding site plan.

³Minimum front yard setback shall be 25 feet from arterial and collector streets.

⁴In a manufactured home subdivision the lot area and setback standards represent an average within the subdivision.

⁵The minimum project area requirements do not apply when legal lots in the RP zone develop multi-family housing.

(2) Beveling. New lots used for medium density residential purposes created adjacent to low density residential (LDR) districts shall employ a “beveling” technique at the perimeter of the project. New perimeter MDR-16 lots abutting LDR districts, not including public rights-of-way or dedicated public open space, shall be no less than 80 percent of the lot area of the minimum lot size of the abutting LDR district. Setbacks from the property lines of abutting LDR land shall be no less than 80 percent of the setback requirement of the abutting LDR district. For example, if the abutting property is zoned LDR-7.5, a 7,500-square-foot minimum lot size, the MDR-16 lots abutting the LDR district may not be less than 6,750 square feet. The beveling standard does not apply to manufactured home subdivisions.

(3) Density Transfer. A project subject to the beveling requirement described in subsection (2) of this section may transfer density to interior lots, on an acre per acre basis, to achieve a density of no greater than 16 units per net acre. For example, if the cumulative area of all beveled perimeter lots is two acres, a maximum of two acres of interior lots may reach a density of 16 units per net acre. The balance of the nonbeveled areas may not exceed the maximum density allowed for project type described in Table 18.40.030.

(4) Product Types. The city desires to foster an opportunity for the creation of a variety of MDR-16 housing products so as to promote housing affordability, architectural variety and unique neighborhood character. An MDR-16 project, proposed after December 31, 2015 proposal which consists of five gross acres or more, including abutting lands under common ownership, may not include more than 75 percent of one housing type, i.e., multifamily, single-family attached or single-family detached. [Ord. 2006-17 § 1, 2006.]

18.140.040 General standards of allfor developments within the MDR-16 district.

The standards of Section 18.140.040 apply to all development in the MDR-16 zone, excluding single-family, detached, manufactured home subdivisions regulated by section 18.140.080.

(1) Design Requirements.

(a) MDR-16 projects shall create a unifying design theme for each cluster of units or less (a housing complex). The design theme can be created by the use of stone, wooden lap siding, or other natural material.

(b) MDR-16 projects shall avoid repetitive building massing and facade designs. Variety of scale and articulation is encouraged and can be accomplished by the use of design elements such as porches, balconies, bay windows, covered entries, and garages set back from the primary facade.

(c) MDR-16 projects shall avoid monotonous rooflines and shall employ devices such as various elevations, gables, dormers, and chimneys, etc.

(d) Where single-family attached units are paired, the review authority may require the paired units to share a common driveway.

(2) Active Open Space – Family Parks.

(a) Purpose. Because MDR-16 developments place more housing units in smaller land areas than do LDR developments, outdoor recreation opportunities are diminished. Therefore, active open space shall be a requirement of new MDR-16 developments. This active open space, known as family parks, shall be located within one-quarter mile of the area they serve. Access is typically by walking or bicycle. User groups are diverse and vary with the recreational amenities provided. These parks shall be constructed by developers and operated and maintained by homeowner's associations (HOAs) or another body approved by the La Center city council. Family parks are not intended to be operated, maintained or financed by the city, and as such are not park impact fee (PIF) eligible.

(b) Threshold and Minimum Size. Each MDR-16 project of 35 dwelling units or more shall provide one or more family parks, developed to city standards at a ratio of one-quarter acre per 35 dwelling units (0.25 ac:35 du).

(c) Completion Timetable. Family parks shall be completed prior to the issuance of the occupancy permit of the twenty-fifth dwelling unit within an approved development.

(d) Fence/Hedge. A low fence or impassible vegetative buffer shall be used for the screening of park borders where they abut a residential area. This screening should be a minimum of three and one-half feet in height and shall not exceed six feet in height. Neither the fence nor hedge shall be fully sight-obscuring.

(e) Facilities. Family parks are meant to service local residents of all ages with a special emphasis on younger children (two to 12 years of age). Park design and layout shall meet current La Center park standard requirements and Americans with Disabilities Act (ADA) regulations. Family parks shall be designed by a landscape architect licensed in the state of Washington.

(i) While the choice of park facilities and amenities is determined by the developer, each family park shall, at a minimum, contain the following amenities:

(A) Paved pedestrian circulation path or sidewalk;

(B) Two sitting benches, a minimum of four feet long;

(C) One trash receptacle;

(D) Bike rack(s) to accommodate a minimum of six bicycles;

(E) One play structure for parks intended primarily for use by children ages two to 12; and

(F) One picnic table;

(G) The undeveloped play space shall be covered with live vegetation which shall be irrigated by a permanent, below-ground, automatic irrigation system.

(ii) Policing of the Parks. Policing of the parks is a critical concern for the city; therefore each park shall meet the following safety requirements:

(A) The parks shall be designed to facilitate community policing through environmental design (CPTED).

(B) A minimum of one side of the park shall abut a public road, unless otherwise approved by the director.

(C) Street lighting shall be used to illuminate the park for citizen and police patrols to see into the park at night from a public street.

(iii) Administration of Family Parks. A complete preliminary land use application shall include a preliminary park site plan and landscape plan. The preliminary site plan shall depict the location and number of play structures, bike parking structures, surface materials, how ADA requirements are being met, furnishings, and pedestrian circulation routes. The preliminary landscape plan shall depict the location of plant materials, species and size at time of planting. The city shall not approve the final plat or final master plan of a land use application in which a family park is required unless the city engineer, police chief and director have reviewed and approved the final plans and specifications for the family park(s). The final site plan and final landscape plan shall provide all information contained in the preliminary plans with additional construction information including but not limited to: irrigation plan, construction details, grading, CC&Rs, utility services and parking. The land use application shall provide a mechanism for the continual care and maintenance of the family park by either a homeowner's association or other body approved by the director.

(3) Landscaping and Open Storage.

(a) Landscaping. On-site plantings, with individual character, are encouraged to provide multiple layers of plantings, including canopy trees, understory trees, shrubs and groundcover. Seasonal interest is encouraged to be enhanced through the use of blooming sequence, fragrance, fall color, and specimen plant materials. Introduction of other landscape architectural hardscape elements such as: use of natural stone, sculpture, water features, enhanced paving, accent lighting, site furnishings, recreational facilities, and the like are strongly encouraged. Preservation of environmentally constrained areas as natural areas and the restoration of buffer areas with native plant materials and recreational opportunities are priorities.

(b) All landscape plantings shall be irrigated with an automatic, underground irrigation system designed with water conservation in mind. Use of techniques, such as separate water zones based on soil type, sun exposure, and plant water requirements is encouraged. All required plant materials shall meet or exceed specifications established by the American Association of Nurserymen for nursery stock.

(c) At least 15 percent of the gross square footage of the project site must be landscaped.

(d) All setback areas shall be landscaped and maintained with live vegetation.

(e) Street trees, if required by the director of public works, shall be planted on all street frontages and within all median planting strips. In addition, street trees shall be placed a minimum of two feet from the curb as measured from the center of the tree to the planter side of the curb, unless otherwise specified by the city's public works director. Street trees shall be a minimum of two-inch caliper, fully branched, and staked at the time of planting. Minimum spacing shall be 30 feet on center of planter length. Trees selected for use as street trees shall be long-lived species possessing qualities suitable for an urban streetscape including branching characteristics, rooting characteristics, disease resistance, drought resistance and nonfruiting. Planter strips abutting a public street shall be planted with live vegetation and irrigated, unless if otherwise specified by the city's public works director.

(f) Only under the following conditions may freestanding walls, fences and hedges be permitted along public or private streets or sidewalks:

(i) The maximum height of any wall, fence, or hedge shall be six feet so long as the fence height does not interfere with safe line of sight as determined by the city engineer.

(ii) Barbed wire, razor wire, electric and other dangerous fences are prohibited.

(g) Open Storage. Open storage is prohibited. Trash and recycling containers located outside of a building shall be screened by a six-foot solid (100 percent opaque) fence or a combination of fence and vegetation.

(4) Parking. Required parking shall be provided either on the same lot as the dwelling, or in shared parking areas located primarily to the rear of or beneath the units.

(a) Parking is encouraged to locate behind the dwelling unit with access from an alley. When an alley is provided, pedestrian access from the alley to the dwelling shall be provided for each lot.

(b) Each MDR-16 dwelling unit shall provide 1.75 off-street parking spaces per individual dwelling unit.

(5) Garages.

(a) Where the primary garage entrance faces a right-of-way, the garage must be set back a minimum of 18 feet from the right-of-way.

(b) No more than 40 percent of the total wall area of a housing complex facing a public right-of-way shall be dedicated to garage door space.

(c) Twenty-five percent of the garage wall area facing a public right-of-way shall contain windows or doors placed to create the impression of habitable residential space.

(d) In each cluster of single-family attached units, no more than 50 percent of the garages within the cluster may extend beyond the front plane of the primary facade of the dwelling unit.

(e) Garages that take vehicle access from an alley shall be set back a minimum of three feet from the alley right-of-way.

(f) Detached garages are allowed, provided they are accessed from an alley or driveway and do not exceed 18 feet in height.

(6) Pedestrian Access.

(a) An on-site pedestrian circulation system that links public and private streets and the primary entrance(s) of all the structure(s) on the site shall be provided. Sidewalks or pedestrian ways must connect the required pedestrian system to existing pedestrian systems on adjoining developments if adequate safety and security can be maintained. Convenient delineated pedestrian access to transit stops shall be provided.

(b) Public sidewalks shall be required and constructed according to the city's road standards.

(c) Where the pedestrian system crosses driveways, parking areas and loading areas, it must be clearly identifiable, through the use of elevation changes, speed bumps, a different paving material, or other similar method approved by the reviewing authority. Striping may be permitted only in conjunction with at least one of the preceding methods.

(d) Lighting for parking lots and pedestrian ways shall be provided to ensure personal safety and shall be shielded downward to prevent upward and off-site glare.

(e) Lighting shall be integrated into the architectural character both in terms of illumination and fixtures. Lighting shall not produce glare or negatively impact off-site uses or traffic on adjacent streets. On-site lighting shall utilize cutoff fixtures designed to orient light downward and contribute toward a dark sky.

(7) Impact Fees. School and park impact fees for attached housing shall be assessed at the multifamily rate while impact fees for detached housing shall be assessed at single-family rates. [Ord. 2006-17 § 1, 2006.]

18.140.050 Requirements of single-family attached housing.

In addition to the requirements of LCMC [18.140.040](#), a single-family attached proposal shall meet the requirements of this section. Where a conflict exists between general and specific standards the director shall apply the more specific standard.

(1) Land divisions shall be reviewed according to Chapter [18.205](#) or [18.210](#) LCMC and Chapter [58.17](#) RCW. Building permits for attached developments may only be approved where fully consistent with the approved land division.

(2) Notations on the plat and/or covenants running with the land, approved by the city attorney, shall guarantee that required side setbacks shall be kept perpetually free of obstructions.

(3) Single-family attached housing shall not be permitted in housing clusters of greater than six units.

(4) Only one dwelling unit may occupy an individual lot. Each attached dwelling may occupy no more than one lot.

(5) No portion of a unit may occupy space above or below any other unit, except underground shared parking.

(6) Landscaping. Single-family attached development projects may satisfy the minimum landscaping requirement by:

(a) Providing 200 square feet of enclosed private outdoor living area per bedroom for each individual dwelling unit, to be located in the rear or side yard of each individual lot; or

(b) Providing 200 square feet of common indoor or outdoor recreation area per bedroom for each individual dwelling unit. [Ord. 2006-17 § 1, 2006.]

18.140.060 Requirements of multifamily attached housing – Apartments.

In addition to the requirements of LCMC [18.140.040](#), a multifamily attached proposal shall meet the requirements of this section. Where a conflict exists between general and specific standards the director shall apply the more specific standard.

(1) Multifamily attached housing shall not be permitted in clusters of greater than 10 dwelling units.

(2) Outdoor Recreation Area Standards. Multifamily developments containing 12 or more residential dwelling units shall provide outdoor recreation areas as follows:

(a) Private Residential Outdoor Areas.

(i) Each ground-level residential dwelling unit shall have an outdoor private area (patio, terrace, porch, yard) containing at least 48 square feet and a width of at least four feet. A balcony used for an entrance or exit shall be considered an open space only if it is for the exclusive use of the dwelling unit in question and it contains at least 48 square feet and a width of at least four feet.

(ii) Private outdoor areas for multifamily residential dwelling units shall be screened from view from other residential units, abutting land uses, and public or private streets to the extent practicable using the orientation and location of structures, windows, and private outdoor spaces, landscaping and screening, natural features such as topography and open space, and built features such as windowless walls.

(b) Shared Recreation Areas for Multifamily Residential Uses.

(i) The requirements of this subsection shall apply to multifamily attached projects with fewer than 35 dwelling units. Developments containing 35 or more units shall satisfy the family park requirements in LCMC [18.140.040\(2\)](#).

(ii) Usable recreation space shall be provided in residential development for the shared or common use of all residents in the following amounts:

(A) Studio size up to and including two-bedroom units, 200 square feet per unit; and

(B) Three or more bedroom units, 300 square feet per unit.

(iii) The required recreation space may be all outdoor space or part outdoor space and part indoor space and all public or common space or part common space and part private; provided, all public and common outdoor recreation spaces shall be readily observable from residential units and/or public or private streets to allow for public safety surveillance.

(iv) The boundaries of public areas, such as streets or public gathering places, semipublic areas, such as transition areas between streets and dwelling units, and private outdoor areas shall be

clearly defined so that a person can readily determine where the public space ends and the private space begins, such as by using one or more of the following:

- (A) A deck, patio, low wall, fence or other suitable structures;
- (B) Landscaping, such as a hedge or draping vine on a trellis or arbor;
- (C) A change in the texture of the path material;
- (D) Substantial natural features, such as a drainage way or tree grove. [Ord. 2006-17 § 1, 2006.]

18.140.070 Requirements of single-family detached housing.

In addition to the requirements of LCMC [18.140.040](#), a single-family detached proposal, other than a single-family, detached, manufactured home subdivision regulated under 18.140.080, shall meet the requirements of this section. Where a conflict exists between general and specific standards the director shall apply the more specific standard.

(1) Garages facing a public street shall be set back a minimum of 18 feet from the front property line. The front plane of the garage door cannot extend beyond the front plane of the primary facade. Garages facing an alley shall be set back a minimum of three feet from the rear property line. Garage doors shall have a minimum of 50 percent of their area decorated with glazing, relief panels, or similar ornamentation.

(2) Porches, balconies or similar entry appendages may project into the front yard setback up to five feet. Porches shall be designed as functional spaces with a minimum depth of five feet.

(a) Rooflines shall be a minimum of 6:12 for pitched roofs. Lower pitched roofs or parapet rooflines shall provide additional architectural detailing including but not limited to: cornice, cap, relief panels, bay windows, shade projections, rain protection, eaves, dormers, ledges or overhangs as approved by the planning director.

(b) Rain protection shall be located at the primary entrance which is effectively designed to provide a minimum of 25 square feet of rain protection. This protection may utilize a single or combination of techniques such as: awning, eave, alcove, airlock, recessed entry or porte-cochere.

(c) Finished surfaces on building elevations shall emphasize use of architectural-grade natural building products such as wood, masonry, metal, glass, stucco, fiber cement, cultured stone or other stone materials. Use of plywood, vinyl, plastic composites, fiberglass or similar are prohibited unless otherwise permitted by the director.

(d) A diverse use of color is encouraged to display individuality within the community. Finished surfaces suitable for painting shall incorporate a color palette of at least two colors, consisting of a base color and an accent (trim color). Repetitive or predictable alternate color schemes are discouraged. [Ord. 2006-17 § 1, 2006.]

18.140.080 Requirements of single-family detached manufactured home subdivisions.

A single-family detached manufactured home subdivision shall meet the requirements of this section.

(1) Setbacks

(a) Garages facing a public street shall be set back a minimum of 5 feet from the front property line.

(b) Porches, balconies or similar entry appendages may project into the front yard setback up to three feet from the property line.

(2) Design standards

(a) Rooflines of new or replacement dwellings shall be a minimum of 4:12 for pitched roofs. Lower pitched roofs or parapet rooflines shall provide additional architectural detailing including but not limited to: cornice, cap, relief panels, bay windows, shade projections, rain protection, eaves, dormers, ledges or overhangs as approved by the planning director.

(b) Rain protection shall be located at the primary entrance which is effectively designed to provide a minimum of 25 square feet of rain protection. This protection may utilize a single or combination of techniques such as: awning, eave, alcove, airlock, or recessed entry.

(c) Finished surfaces on new or replacement dwelling elevations shall emphasize use of architectural-grade natural building products such as wood, masonry, metal, glass, stucco, fiber cement, cultured stone or other stone materials. Use of plywood, vinyl, plastic composites, fiberglass or similar products shall reflect the surface character of natural building products.

(d) New or replacement structures shall employ a diverse use of color to display individuality within the community. Finished surfaces suitable for painting shall incorporate a color palette of at least two colors, consisting of a base color and an accent (trim color). Repetitive or predictable alternate color schemes are discouraged.

(3) All manufactured home subdivision shall provide for a homeowner's association (HOA) which shall:

(a) Provide for the ownership and perpetual maintenance of all common areas including, but not limited to:

(A) Stormwater facilities;

(B) Public streets, private roads, alleyways, trails and other public or private accessways;

(C) Common open space, parks and recreation areas, trails and or indoor common areas; and

(D) Sign, monuments, and other forms of common identification.

(b) Promulgate, maintain and enforce CC&Rs particular to that subdivision.

(c) Provide the City Clerk's office with notice of HOA activities on an on-going basis.

(4) All manufactured home subdivisions shall provide pedestrian and or trails linkages across the subdivision, consistent with the City's adopted Parks and Recreation Plan, or its successor; and shall provide pedestrian and trail links, consistent with City standards from the subdivision to off-site, public parks or trails.

(5) The City shall review proposals for manufactured home subdivision through a Type III public review process.

