

**Amendments to the Albany Development Code (ADC)**

Draft code amendments are written as follows: additions **bold red underlined** and deletions in ~~strike-out~~. Sections not amended are omitted unless needed for context. Omitted sections are indicated by asterisks: \*\*\*

**ARTICLE 10  
MANUFACTURED HOME DEVELOPMENT STANDARDS**

**Commentary**  
Proposed amendments to Article 10 are limited to updating cross-references and terminology for review procedures.

10.000 Overview. This article contains the standards of development for manufactured housing placed on individual lots and in manufactured home parks within the City. Manufactured homes provide a wide choice of housing types suitable for a variety of households, lifestyles and income levels. The standards contained in this article are intended to provide a suitable living environment for residents of manufactured homes and establish development standards that will increase compatibility with adjacent land uses. The following is a list of the main headings in this article.

- General Provisions
- Classification of Manufactured Homes
- Placement on Individual Lots
- Manufactured Home Parks
- Temporary Placements
- Recreational Vehicle Parks

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**MANUFACTURED HOME PARKS**

**GENERAL**

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10.270 Compatibility and Park Perimeter Standards. These standards apply only to spaces on the perimeter of the park.

- (1) Space Size. The size of spaces on the perimeter of the park is determined by the use of adjoining land and the zoning district. This standard does not apply to spaces that abut public streets on the perimeter of the park. For purposes of this section, “developed” means that the number of dwelling units per acre exceeds 50 percent of the maximum density allowed by the zone. For RS-10, 50 percent of the maximum density is two units/acre; for RS-6.5, four units per acre; for RS-5, five units/acre; for RM, ten units/acre; and for RMA, 20 units/acre. This definition applies equally to adjoining land that is used for a subdivision, apartment, or manufactured home park. Each side of the manufactured home park is considered separately even though the adjoining land may be zoned alike.

If the adjoining land is developed, spaces shall be at least 90 percent of the minimum single-family lot size of the adjoining zoning district. (For example, in the RS-6.5 zoning district, spaces must be 90 percent of 6,500 square feet.)

If the adjoining land is not developed, spaces shall be at least 90 percent of the minimum single-

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family lot size in the underlying zoning district.

A **Major** ~~V~~variance to this standard may be appropriate where the adjacent land is protected from development (e.g. floodways, wetlands, steep slopes) and creates a natural buffer area between developable areas.

- (2) Home Orientation. Homes on perimeter spaces shall be oriented to the street so the front door faces the street.
- (3) Perimeters on Public Streets. These standards apply to spaces abutting public streets on the perimeter of the park.
  - (a) Setbacks. Homes and accessory structures shall meet the minimum front yard setback for the underlying zoning district.
  - (b) Home Orientation. Homes adjacent to local residential streets shall be oriented to the public street so the front door faces the street.
  - (c) Screening along collector and arterial streets. Buffering and screening shall be provided along collector and arterial streets in accordance with Sections **9.210 through** 9.250. Architectural screening to include sight-obscuring fencing may be used for screening along streets classified as a collector or arterial. Long expanses of fence or wall along streets shall be designed to prevent visual monotony through the use of offsets, landscaping, and change in materials. Fencing closer than 15 feet to the public right-of-way shall be subject to the district’s restrictions on front yard fencing (4-foot maximum height). [Ord. 5445, 4/12/00]

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**RECREATIONAL VEHICLE PARKS**

10.520 Where Permitted. Recreational vehicle (RV) parks are permitted in the CC, RM and RMA districts with a ~~conditional use~~ **Conditional Use** approval. RV parks are also permitted in the LI and TD district with Site Plan Review approval.

10.530 Procedure. An application for ~~conditional use~~ **Conditional Use** approval of a proposed RV park will be processed through the Type III procedure. Applications for Site Plan Review approval will be processed through the Type I-L procedure. [Ord. 5886, 1/6/17]

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