

Key definitions and code references

1. Manufactured home definitions

[RCW 59.20.030](#) (Washington State Manufactured/Mobile Home Landlord-Tenant Act)

"Manufactured home" means a single-family dwelling built according to the United States department of housing and urban development manufactured home construction and safety standards act, which is a national preemptive building code. A manufactured home also: (a) Includes plumbing, heating, air conditioning, and electrical systems; (b) is built on a permanent chassis; and (c) can be transported in one or more sections with each section at least eight feet wide and 40 feet long when transported, or when installed on the site is three hundred twenty square feet or greater.

"Mobile home" means a factory-built dwelling built prior to June 15, 1976, to standards other than the United States department of housing and urban development code, and acceptable under applicable state codes in effect at the time of construction or introduction of the home into the state. Mobile homes have not been built since the introduction of the United States department of housing and urban development manufactured home construction and safety act.

"Park model" means a recreational vehicle intended for permanent or semi-permanent installation and is used as a primary residence.

[OMC 18.02.180](#) (Olympia Municipal Code)

Manufactured Home. A single-family residence constructed after June 15, 1976, in accordance with state and federal requirements for manufactured homes and installed in accordance with the U.S. Department of Housing and Urban Development (HUD) requirements for manufactured housing and bearing the appropriate insignia indicating such compliance.

Mobile Home. A single-family residence transportable in one or more sections, built on a permanent chassis, designed to be used as a permanent dwelling and constructed before June 15, 1976.

2. Manufactured Home Community definitions

[RCW 59.20.030](#)

"Mobile home park," "manufactured housing community," or "manufactured/mobile home community" means any real property which is rented or held out for rent to others for the placement of two or more mobile homes, manufactured homes, or park models for the primary purpose of production of income, except where such real property is rented or held out for rent for seasonal recreational purpose only and is not intended for year-round occupancy.

3. Olympia Municipal Code Chapter 18

Chapter 18.04 RESIDENTIAL DISTRICTS

18.04.020 Purposes

B. The additional purposes of each individual residential district are as follows:

13. Manufactured Housing Park (MHP). To accommodate mobile homes and manufactured housing in mobile/manufactured housing parks; to accommodate manufactured housing on individual lots; to accommodate single-family houses, duplexes and townhouses, at densities between five and 12 units per acre, in locations with frequent mass transit service (existing or planned). This includes areas along or near (e.g., within one-fourth mile) arterial and major collector streets.

18.04.040 TABLES: Permitted and Conditional Uses

TABLE 4.01

PERMITTED AND CONDITIONAL USES

DISTRICT	R1/5	R-4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM 18	RM 24	RMH	RMU	MHP	UR	APPLICABLE REGULATIONS
Manufactured/ Mobile Home Parks (Rental Spaces)								C	C	C			C		18.04.060(P)
Manufactured Homes	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(O)

LEGEND

P = Permitted Use

C = Conditional Use

**R1/5 = Residential - 1
Unit Per 5 Acres**

R-4 = Residential - 4

**R-4CB = Residential - 4
Units per Acre**

**RLI = Residential
Low Impact**

R 4-8 = Residential 4-8

**R 6-12 = Residential
6-12**

**MR 7-13 = Mixed
Residential 7-13**

**MR 10-18 = Mixed
Residential 10-18**

**RM 18 = Residential
Multifamily - 18**

**RM 24 = Residential
Multifamily - 24**

**RMH = Residential
Multifamily High Rise**

**RMU = Residential
Mixed Use**

**MHP = Manufactured
Housing Park**

**UR = Urban
Residential**

18.04.060 Residential districts' use standards

O. MANUFACTURED HOMES.

A manufactured home is allowed in all zoning districts that allow single family residences, if the home meets the following criteria:

1. 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
2. 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.

P. MANUFACTURED OR MOBILE HOME PARKS.

The following requirements apply to all manufactured/mobile home parks subject to conditional use approval.

1. Site Size. The minimum size for a manufactured or mobile home park shall be five (5) acres.
2. Utilities. Manufactured or mobile home parks shall be completely and adequately served by City utilities.
3. Lot Sizes. Each space or lot upon which a manufactured or mobile home is to be located shall be at least two thousand five hundred (2,500) square feet in area and have a minimum width of thirty (30) feet, exclusive of common parking areas and driveways.
4. Accessory Buildings. Buildings and structures accessory to the primary residence (manufactured home, mobile home, or recreational vehicle) located on an approved pad within the manufactured/mobile housing park shall be allowed, provided at least fifty (50) percent of the pad/site remains unencumbered by structures. An accessory roof or awning may be attached to a manufactured or mobile home and shall be considered a part thereof. Automobile parking spaces, which are not computed in the space or lot area, may be covered with a carport.
5. Access. All drives within the park shall be hard surfaced. Sidewalks and paths shall be provided consistent with applicable City Development Standards.
6. Clearance. There shall be at least ten (10) feet clearance between manufactured or mobile homes. Manufactured or mobile homes shall not be located closer than ten (10) feet from any building within the park or from any property line bounding the park.
7. Screening. There shall be sight-obscuring fencing (see Section [18.40.060\(D\)](#), Fencing), landscaping, or natural vegetated buffers at least eight (8) feet wide on all sides of the park. Such screening shall contain openings which provide direct pedestrian access to adjoining streets and trails.
8. Open Space. At least five hundred (500) square feet of ground area for each manufactured or mobile home space shall be made available in a centralized location or locations for recreational uses. (See Section [18.04.080\(J\)](#).) At least fifty percent (50%) of such open space shall comply with soil and vegetation protection area standards.
9. Lighting. Access roadways and recreational areas shall be provided with general area lighting at no less than five-tenths (5/10) foot candle intensity as measured at ground level.
10. Site Plan. A complete and detailed plot plan shall be submitted to the Hearing Examiner for approval. The plan shall show the locations and dimensions of all contemplated buildings, structures,

spaces, driveways and roads and recreational areas. The City may require additional information as necessary to determine whether the proposed park meets all the above mentioned conditions and other applicable provisions of this code.

18.04.080 TABLES: Residential Development Standards

TABLE 4.04

RESIDENTIAL DEVELOPMENT STANDARDS

DISTRICT	RM-18	RM-24	MHP	ADDITIONAL REGULATIONS
MINIMUM AVERAGE HOUSING DENSITY (in units per acre)	8 Manufactured Housing Parks = 5	18 Manufactured Housing Parks = 5	5	18.04.080(B)

Chapter 18.06
COMMERCIAL DISTRICTS

18.06.040 TABLES: Permitted and Conditional Uses

COMMERCIAL DISTRICT	PO/RM	GC	MS	HDC-1	HDC-4	APPLICABLE REGULATIONS
Mobile or Manufactured Homes Park - Existing	C	C	C	C	C	18.04.060(P)

LEGEND

C = Conditional Use
PO/RM = Professional Office/Residential Multifamily

GC = General Commercial

HDC-1=High Density Corridor-1

MS = Medical Services

HDC-4=High Density Corridor-4