

- 9.8615** **Temporary Manufactured Dwelling Hardship Permit Approval Criteria.** A temporary manufactured dwelling hardship permit shall be granted if all of the following are met:
- (1) A written communication is submitted to the city from a physician, therapist, or other professional counselor establishing that the person on whose behalf the temporary manufactured dwelling hardship permit is sought is suffering either a physical or mental impairment, infirmity, or is otherwise disabled and must be near a designated care giver in order to receive adequate care.
 - (2) The lot on which the temporary manufactured dwelling would be placed must be zoned R-1.
 - (3) An on-site parking space in addition to that required for the primary dwelling unit must be provided if the resident of the temporary manufactured dwelling owns or operates a vehicle.
 - (4) The temporary manufactured dwelling is limited to a single-wide manufactured dwelling with no more than two bedrooms.
 - (5) The temporary manufactured dwelling must be set back a minimum of 10 feet from the primary dwelling and all interior property lines.
 - (6) The temporary manufactured dwelling must be located to the rear of the primary dwelling unit (except on corner lots).
 - (7) A pedestrian and vehicular access drive to the temporary manufactured dwelling (capable of supporting the weight of emergency vehicles) shall be maintained for the purposes of emergency access and future removal of the manufactured dwelling.
 - (8) The placement of the temporary manufactured dwelling shall not require a permanent foundation, filling, or grading.
 - (9) The temporary manufactured dwelling must be screened from abutting properties with a 75 percent opaque site-obscuring fence, wall, or vegetation 6 feet in height. This requirement can be met by existing or new materials.
 - (10) The temporary manufactured dwelling must be equipped with skirting that in design, color, and texture appears to be an integral part of the adjacent exterior wall of the manufactured dwelling.
 - (11) The temporary manufactured dwelling must be connected to an on-site sewer system serving an existing dwelling on the same lot.
 - (12) Construction and installation of plumbing, gas, piping, electrical equipment, wiring, tie-downs, over-the-top ties, and skirting must comply with all applicable federal, state and local rules and regulations.
 - (13) Temporary manufactured dwellings must comply with the solar access setback standards with respect to structures on adjacent lots.
 - (14) The temporary manufactured dwelling must comply with all applicable federal, state, and local special flood hazard area rules and regulations.
 - (15) Within 60 days of the date that the hardship for which a temporary manufactured dwelling hardship permit has been issued ceases, the temporary manufactured dwelling must be disconnected from the sewer system and all utilities, and removed from the lot.
 - (16) The temporary manufactured dwelling must be a manufactured home or a mobile home as defined in section 9.0500.

(Section 9.8615, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02.)