TYPES OF HOMES ALLOWED IN BENTON COUNTY’S ZONING DISTRICTS

**Urban Growth Area Residential (UGAR)**

**Rural Lands 1 Acre (RL-1)**

**Red Mountain Agricultural District (RMAD)**
- Single Family Dwelling (site built, modular or a designated manufactured home)

**Rural Lands 5 Acre (RL-5)**

**Growth Management Act – Agricultural District (GMA-AD)**
- Single Family Dwelling (site built, modular or a designated manufactured home)
- Manufactured Home if constructed after June 15, 1976
- Manufactured Home placed in a manufactured home/FAS park

**Rural Lands 20 (RL-20)**
- Single Family Dwelling (site built, modular or a designated manufactured home)
- Manufactured Home if constructed after June 15, 1976

**Community Center Residential District (CCR)**
- Single Family Dwelling (site built, modular or a designated manufactured home)
- Manufactured home if no older than five (5) years from the calendar year the home is placed

**General Commercial (GC)**

**Community Commercial District (CC)**

Dwelling unit within a structure also used for commercial purposes that meets the following criteria is eligible to apply for a conditional use permit:

1. The dwelling unit may not be located on the ground level or below;
2. The number of dwelling units may not exceed one (1) dwelling unit.
3. The dwelling unit must meet Benton-Franklin Health District requirements for septic systems and domestic water usage.
4. The dwelling unit shall comply with all of the applicable building code requirements.

**Interchange Commercial District (IC)**

Dwelling unit within a structure also used for commercial purposes that meets the following criteria:

1. The number of dwelling units may not exceed one (1) dwelling unit.
2. The dwelling unit must meet Benton-Franklin Health District requirements for septic systems and domestic water usage.
3. The dwelling unit shall comply with all of the applicable building code requirements.

**Park District (P):**
- Caretaker residential dwelling, office and/or storage facility used in the maintenance and operation of an allowable use.

**Light Industrial (LI), Heavy Industrial (HI), and Unclassified (U) Zones:**
- Not allowed
DEFINITIONS

"DWELLING, SINGLE-FAMILY" OR "SINGLE FAMILY DWELLING" OR "ONE FAMILY DWELLING" means one of the following types of buildings or structures designed to contain a single dwelling unit:
(a) a site built home - "Site built home" means a dwelling primarily constructed on the site to be occupied by the structure and which is permanently affixed to the ground by footings and foundation.
(b) a modular home - means a residential structure which meets the requirements of the Uniform Building Code or International Residential Code and is constructed in a factory and transported to the building site;
(c) a designated manufactured home –

"DESIGNATED MANUFACTURED HOME" means a new manufactured home constructed in accordance with state and federal requirements for manufactured homes, and which:
(a) is comprised of at least two (2) fully enclosed parallel sections each of which is not less than twelve (12) feet wide by thirty-six (36) feet long;
(b) is constructed with a composition or wood shake or shingle, coated metal, or similar roof of nominal 3:12 pitch;
(c) has exterior siding similar in appearance to siding materials commonly used on conventional site-built single-family residences under the International Residential Code;
(d) is set upon a permanent foundation, as specified by the manufacturer, and the space from the bottom of the home to the ground is enclosed by concrete or an approved concrete product which can be either load bearing or decorative; and,
(e) the manufactured home is thermally equivalent to the state energy code.

MANUFACTURED HOME means a manufactured, relocatable living unit which, when erected on site, is designed to be permanently connected to required utilities and used as a dwelling, exceeds forty (40) feet in length and eight (8) feet in width, and bears the insignia of the U. S. Department of Housing and Urban Development.

NEW MANUFACTURED HOME means any manufactured home required to be titled under Title 46 RCW, as it now exists or is hereafter amended, which has not been previously titled to a retail purchaser, and is not a "used mobile home" as defined in RCW 82.45.032(2), as it now exists or is hereafter amended,

PARK MODELS are considered Recreational Vehicles. A Park Model is not considered a manufactured home or designated manufactured home. "Recreational Vehicle" means a motorized or non-motorized vehicle designed and manufactured for recreational use, including but not limited to boats, travel trailers, snowmobiles, go carts, motorcycles (including three and four wheelers), and dunebuggies.