

MANUFACTURED HOME REGULATIONSSections:

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17.94.010 Purpose. The purpose of this chapter is to establish criteria for the placement of manufactured homes in manufactured home parks or on individual building lots within the city, to provide standards for development of recreational vehicle parks and allow the temporary use of a manufactured home under certain circumstances. (Ord. 634 §1 Exh. A (part), 1995)

17.94.020 Definitions. As used in this chapter:

"Anchoring system" means an approved system of straps, tables, turnbuckles, chains, ties, or other approved materials used to secure a manufactured home.

"Approved" means acceptable to the city and meeting all current federal, state, or local building and installation codes.

"Driveway" means a private road giving access from access way to a manufactured home space.

"Foundation siding/skirting" means a type of wainscoting constructed of fire and weather resistant material, such as aluminum, treated pressed wood or other approved materials, enclosing the entire under carriage of the manufactured home in a fashion consistent with adjoining areas.

"Manufactured Housing Construction and Safety Standards Code" means Title VI of the Housing and Community Development Act (42 U.S.C. 5401 et sequential), as amended (previously known as the Federal Mobile Home Construction and Safety Act), rules and regulations adopted thereunder (including information supplied by the home manufacturer, which has been stamped and approved by a Design Approval Primary Inspection Agency, an agent of the U.S. Department of Housing and Urban Development pursuant to HUD Rules) and regulations and interpretations of said Title by the Oregon Department of Commerce; all of which became effective for manufactured home construction on June 15, 1976.

"Manufactured home space" means a plot of ground within a manufactured home park designed for the accommodation of one manufactured home.

"Occupied space" means the total area of earth horizontally covered by the structure, excluding accessory structures, such as, but not limited to, garages, patios and porches.

"Permanent perimeter enclosure" means a permanent perimeter structural system completely enclosing the space between the floor joists of the home and the ground.

"Permanent foundation" means a structure system approved by the city and following the standards set by the Oregon Department of Commerce, for transposing loads from a structure to the earth. Standards subject to additional conditions set in each manufactured home classification.

"Section" means a unit of a manufactured home at least ten body feet in width and thirty body feet in length.

"Support system" means a pad or a combination of footings piers, caps, plates and shims, which, when properly installed, support the manufactured home.

"Vehicular way" means an unobstructed way of specified width containing a drive or roadway which provides vehicular access within a manufactured home park and connects to a public street. (Ord. 634 §1 Exh. A (part), 1995)

17.94.030 Manufactured homes outside manufactured home parks. A. It is unlawful to occupy, live in, use as an accessory structure, or store any manufactured home within the city, unless it is complies with subsection B of this section.

B. The siting of manufactured homes outside of manufactured home parks shall comply with the following regulations:

1. Dimensions. The manufactured home shall be assembled from not less than two major structural sections, and shall contain a liveable floor area of not less than one thousand square feet.

2. Hauling Mechanisms. Hauling mechanisms including wheels, axles, hitch and lights assembly shall be removed in conjunction with installation.

3. Foundation. The manufactured home shall be permanently affixed to an excavated and backfilled foundation and enclosed at the perimeter with cement, concrete block or other materials as approved by the building inspector, such that the manufactured home is not more than twelve inches above grade; if the lot is a sloping lot, then the uphill side of the foundation shall be not more than twelve inches above grade.

4. Roof. The manufactured home shall have a minimum nominal roof pitch of at least three feet in height for each twelve feet in width, as measured from the ridge line. The roof shall be covered with shingles, shakes, or tile similar to that found on immediately surrounding single-family dwellings. Eaves from the roof shall extend at least six inches from the intersection of the roof and the exterior walls. The determination of roof covering comparability shall be made by the building inspector.

5. Exterior Finish. The manufactured home shall have exterior siding which in color, material and appearance is comparable to the predominant exterior siding materials found on surrounding dwellings. The determination of comparability shall be made by the building inspector.

6. Weatherization. The manufactured home shall be certified by the manufacturer to have an exterior thermal envelope meeting the performance standards required of single-family dwelling construction under the Oregon Building Code, as defined in ORS 455.010.

7. Off-Street Parking. A garage or carport constructed of like materials consistent with the predominate construction of immediately surrounding dwellings and sided, roofed and finished to match the exterior of the manufactured home is required.

C. Historic Districts. Manufactured homes shall be prohibited within, or adjacent to, or across a public right-of-way from a historic site, landmark or structure. (Ord. 634 §1 Exh. A (part), 1995)

17.94.040 Manufactured home park standards. A. Design of the proposed enlargement, alteration or creation of a home park manufactured home park shall be submitted to the planning commission for review. The review shall be conducted in accordance with Chapter 17.120.

B. The design for the manufactured home park shall conform to all applicable state standards established by the state of Oregon, Department of Commercial Mobile Home park standards.

C. The minimum acreage for a manufactured home park shall be two acres with a minimum frontage of one hundred feet and minimum depth of one hundred fifty feet.

D. The front and rear yard setback shall be twenty feet and side yard setback shall be ten feet, except on a corner lot the street side yards shall be twenty feet.

E. The minimum area for a manufactured home space within a park shall be two thousand five hundred square feet.

F. One hundred square feet for each manufactured home space shall be provided for a recreational play area, group or community activities but no recreational area shall be less than two thousand five hundred square feet. No recreational area is required if the individual manufactured home spaces contain four thousand square feet or more.

G. Primary access to the park shall be from a public street. Where necessary, additional street right-of-way shall be dedicated to the city to maintain adequate traffic circulation. Primary access shall have a width of not less than thirty-six feet, of which not less than thirty-two feet shall be paved.

H. Vehicular ways shall be paved with an asphaltic material or concrete, a minimum of thirty feet in width with on-street parking and a minimum of twenty feet in width with no on-street parking, and shall be minimally constructed with four inches of one and one-half minus base rock, two inches of three-fourths-inch minus topped with two inches of asphalt concrete. Vehicular ways shall be named and marked with signs which are similar in appearance to those used to identify public streets, and a map of the vehicular ways shall be provided to the fire district, the police department and the public works department.

I. Walkways shall connect each manufactured home to its driveway. All walks must be concrete, well-drained, and not less than thirty-six inches in width.

J. Lighting for the manufactured home park shall meet the public works design standards lighting recommendations for local residential streets.

K. Driveways shall be asphalt or concrete, not less than four inches deep or two inches of asphalt on four inches of three-fourths-inch minus gravel. Driveways shall begin at a vehicular way and extend into the individual space in a manner to provide parking for at least two vehicles. They shall not be directly connected to a city street.

L. Parking spaces shall be a rectangle not less than eight feet, six inches wide and twenty feet long.

M. The boundaries of each manufactured home space shall be clearly marked by a fence, landscaping or by permanent markers and all spaces shall be permanently numbered.

N. The manufactured home shall be parked on a concrete slab on appropriate footings, supports and/or stands. Tie-downs, foundations or other supports shall be in accordance with state and federal laws.

O. Each manufactured home site shall have a patio of concrete, or flagstone or similar substance not less than three hundred square feet adjacent to the manufactured home parking site.

P. Landscaping and screening shall be provided in each manufactured home park and shall satisfy the following requirements:

1. All areas in a park not occupied by paved roadways or walkways, patios, pads and other park facilities shall be landscaped;

2. Screen planting, masonry walls, or fencing shall be provided to screen objectionable views. Views to be screened include laundry drying yards, garbage and trash collection stations, and other similar uses;

3. It shall be the responsibility of the park management to see that the park landscaped areas and yards are well kept. Failure to do so shall be cause for revocation of the permit to operate the park after hearing as herein provided;

4. Landscaping plans are to be done by a landscape architect or established landscaper.

Q. Each site shall be serviced by municipal facilities such as water supply, sewers, concrete sidewalks and improved streets.

R. Prior to occupancy of the manufactured home, each site shall have a storage area space in a building having a gross floor area of at least forty-eight square feet and a minimum height of ten feet at the peak for storing the outdoor equipment and accessories necessary to residential living.

1. There shall be no outdoor storage of furniture, tools, equipment, building materials, or supplies belonging to the occupants or management of the park.

2. Except for automobiles, no storage shall be permitted except within the enclosed storage area.

3. A recreational vehicle or trailer shall not remain overnight in a manufactured home park unless it is parked in a manufactured home space or in an area specifically designated for such use. No more than one recreational vehicle or trailer will be parked at one time in a manufactured home space.

S. No manufactured home, accessory building, or other structure shall be closer than six feet to another manufactured home, accessory building, or other structure. Manufactured homes shall be a minimum of ten feet from another manufactured home.

T. No structure shall exceed twenty-five feet in height. (Ord. 711 §1 Exh. A (part), 2001; Ord. 634 §1 Exh. A (part), 1995)

17.94.050 Recreational vehicles and RV park standards. A. It is unlawful for any recreational vehicle, to be occupied, lived in or otherwise used as a residence with the city, unless it is located in a city-licensed and approved recreational vehicle park.

B. In addition to the standards of the zone in which it is located, recreational vehicle parks shall comply to the standards of this subsection. If there is a conflict between the two standards, the more restrictive standard shall apply.

1. Recreational vehicle parks shall be located on well-drained sites, and shall be located so that their drainage shall not endanger any life or property. All such parks shall be located in areas free from marshes, swamps or other potential breeding places for insects or rodents.

2. Each space shall be paved with asphalt or concrete or similar material in the area provided for a vehicle. The part of the space which is not occupied by the recreational vehicle, not intended as an access way to the vehicle or part of an outdoor patio, need not be paved provided the area is landscaped to prevent dust or mud.

3. The area of the recreational vehicle park shall contain a minimum of one acre.

4. Each recreational vehicle space shall contain a minimum of one thousand two hundred square feet. Each recreational vehicle space shall be a minimum of twenty-five feet in width and shall abut on a vehicular way with unobstructed access to a public street. Spaces shall be clearly defined. Recreational vehicles shall be located in such spaces with a minimum of fifteen feet between each or between the vehicle and any building.

5. No recreational vehicle shall be located less than twenty-five feet from any street or highway, or so that any part of it will obstruct any drive or walkway.

6. No recreational vehicle shall be located less than twenty feet from a side or rear property line.

7. No recreational vehicle shall remain in a park unless a space is available.

8. Vehicular ways shall be provided to each space, shall be continuous, shall connect with a public street, shall have a minimum width of twenty feet, with a minimum total width of thirty-six feet for connections to a public street.

9. Paved walkways not less than three feet in width, shall be provided to service buildings.

10. Roadways shall be paved with asphalt or concrete and shall be designed to permit easy access to each recreational vehicle space.

11. Off-street parking shall be provided with a minimum of one space per recreational vehicle space. Parking spaces shall be paved with asphalt or concrete.

12. One hundred square feet for each recreational vehicle space shall be provided for a recreational play area, group or community activities but no recreational area shall be less than two thousand five hundred square feet. The recreational area shall be improved with grass, plantings surfacing or buildings suitable for recreational use.

13. No permanent additions of any kind shall be built onto, nor become part of, any recreational vehicle.

14. Wheels of trailers shall not be removed, except temporarily when in need of repairs.

15. Each recreational vehicle space shall be provided with municipal water and sewage disposal service. A recreational vehicle staying in the park shall be connected to the water and sewage service provided by the park.

16. Each recreational vehicle space shall be provided with electrical service and shall be connected to electrical service.

17. Except for the access roadway into the park, the park shall be screened on the rear and sides by a sight-obscuring fence six feet in height and the area adjacent to the street shall be fenced with a four-foot fence.

18. Screened trash receptacles shall be provided in convenient locations, and shall be large enough that there is no uncovered accumulation of trash at any time.

19. The recreational vehicle park shall be well maintained at all times. Except for vehicles, there shall be no outside storage of materials or equipment belonging to the park or to any guest of the park.

20. The park shall provide toilets, lavatories and showers according to the Oregon Administrative Rules.

21. Open wood fires shall be prohibited. (Ord. 634 §1 Exh. A (part), 1995)

17.94.060 Temporary use of manufactured homes. A. Subject to conditions, fees and standards otherwise required by this title, under the following circumstances a temporary use permit to site a manufactured home may be issued:

1. To an applicant in the process of building a home on a building lot during the course of construction of the dwelling; such permit shall not be issued until after a building permit for the dwelling has been issued;

2. To an applicant whose own health necessitates care, and where the facts show that an unnecessary hardship would occur if not permitted to locate a manufactured home adjacent to the residence of one who is able to provide such care or in need of such care.

B. A temporary use permit may be issued, at the discretion of the public works director, the building inspector and the planner for a period not to exceed two years. The temporary permit may be renewed for an additional one-year period upon showing of good cause, and with permission to do so.

C. At the time the temporary use permit expires, the manufactured home and all appurtenances shall be removed from the property.

D. Manufactured homes used for temporary uses shall have municipal water supply, an approved sewage disposal system, and utility connections. (Ord. 634 §1 Exh. A (part), 1995)

17.94.130 Structural alteration. Due to its integral design, any structural alteration or modification of a manufactured home after it is placed on the site must be approved by the building inspector for the city. (Ord. 634 §1 Exh. A (part), 1995)