

CHAPTER 235
MANUFACTURED DWELLING PARKS

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235.001. Purpose. The purpose of this Chapter is to establish the approval criteria and development standards applicable to manufactured dwelling parks and the placement of manufactured dwellings, accessory structures, and park buildings within manufactured dwelling parks. The development standards in this Chapter are in addition to the standards contained in the Oregon Manufactured Dwelling and Park Specialty Code and the Oregon Manufactured Dwelling Installation Specialty Code. (Ord No. 31-13)

235.005. Definitions. Unless the context otherwise specifically requires, as used in this Chapter, the following mean:

- (a) Park building: Any non-residential building used for park purposes, such as washrooms, office buildings, recreation buildings, and similar structures.
- (b) Expand: To increase the park area and/or increase the number of spaces.
- (c) Park street: A private way which affords principal means of access to abutting individual manufactured dwelling spaces and park buildings.
- (d) Space: Any area or portion of a manufactured dwelling park which is designated or used for occupancy by one manufactured dwelling.
- (e) Stand: That portion of a space reserved for the location of the manufactured dwelling.
- (f) Theater space: A space within a manufactured dwelling park which has a width that is greater than its depth, in order to accommodate the siting of manufactured dwellings with the longer dimension of the dwelling parallel to the street. (Ord No. 31-13)

235.010. Manufactured Dwelling Park Permit.

- (a) **Applicability.** No manufactured dwelling park shall be established or expanded without receiving manufactured dwelling park permit approval as set forth in this section.
- (b) **Procedure Type.** A manufactured dwelling park permit is processed as a Type II procedure under SRC Chapter 300.
- (c) **Submittal Requirements.** In addition to the submittal requirements for a Type II application under SRC Chapter 300, an application for a manufactured dwelling park permit shall include the following:
 - (1) A site plan, of a size and form and in the number of copies meeting the standards established by the Planning Administrator, containing the following information:
 - (A) A title block indicating the type of application, applicant's name, date, and location of subject property,
 - (B) Scale and north arrow;
 - (C) Property boundary lines with dimensions and the total area of the site;
 - (D) The boundaries, dimensions, and area of each proposed manufactured dwelling park space;
 - (E) The location, width, and names of all existing streets abutting the perimeter

of the subject property;

(F) The location, width, grade, and names of all proposed streets within the manufactured dwelling park;

(G) The location of all proposed primary and accessory structures and other improvements, including fences, walls, and driveway and driveway approach locations, indicating distance to such structures from all property lines and adjacent on-site structures;

(H) Loading areas, if included within the proposed development;

(I) The size and location of solid waste and recyclables storage and collection areas and the amount of overhead clearance above such enclosures, if included within the proposed development;

(J) All proposed landscape areas on the site, with an indication of square footage and percentage of total site area;

(K) The location of all trees and vegetation required to be protected pursuant to SRC Chapter 808;

(L) The location of any existing street trees, and the proposed location of street trees required to be planted at time of development pursuant to SRC Chapter 86; and

(M) Identification of vehicle, pedestrian, and bicycle parking and circulation areas, including handicapped parking stalls, disembarking areas, accessible routes of travel, and proposed ramps.

(2) Three copies of an existing conditions plan drawn to the same scale as the site plan, which shall include, at a minimum, the following:

(A) The total site area, dimensions, and orientation relative to north;

(B) The location of existing structures and other improvements on the site, including accessory structures, fences, walls, and driveways and driveway approaches, noting their distance from property lines;

(C) Site topography shown at 2-foot contour intervals, with specific identification of slopes in excess of 15 percent; and

(D) The location of the 100-year flood plain, if applicable.

(3) A completed Trip Generation Estimate for the proposed development, on forms provided by the City;

(4) A Traffic Impact Analysis, if required under SRC Chapter 803;

(5) The location of drainage patterns and drainage courses, if applicable;

(6) A preliminary plan showing the location of existing and proposed City infrastructure;

(7) A geological assessment or geotechnical report, if required by SRC Chapter 810, or a certification from an engineering geologist or geotechnical engineer that landslide risk on the site is low, and that there is no need for further landslide risk assessment.

(d) **Criteria.** A manufactured dwelling park permit shall be approved if the following criteria are met:

(1) The proposed manufactured dwelling park complies with the standards of this chapter and with all applicable provisions of the UDC.

(2) The proposed manufactured dwelling park complies with the standards of the Oregon Manufactured Dwelling and Park Specialty Code and the Oregon Manufactured Dwelling Installation Specialty Code. (Ord No. 31-13)

235.015. Modification of Manufactured Dwelling Park Permit Approval.

(a) **Applicability.** A manufactured dwelling park permit approval may be modified after its effective date if the proposed modification meets the criteria set forth in this section. Proposed modifications that do not meet the criteria in this section require submittal of a new application

for manufactured dwelling park permit.

(b) Procedure Type. Modification of a manufactured dwelling park permit approval is processed as a Type II procedure under SRC Chapter 300.

(c) Submittal Requirements. In addition to the submittal requirements for a Type II application under SRC Chapter 300, an application for modification of a manufactured dwelling park permit approval shall include the information required under SRC 235.010(c).

(d) Criteria. An application for modification of a manufactured dwelling park permit approval shall be granted if the following criteria are met:

(1) The proposed modification is not substantially inconsistent with the conditions of the original approval; and

(2) The proposed modification will not result in significant changes to the physical appearance of the development, the use of the site, and the impacts on surrounding properties.

(e) Expiration. The effect of a modification upon the expiration period of the original approval, if any, shall be established in the modification decision. (Ord No. 31-13)

235.020. Standards for Manufactured Dwelling Parks. In addition to the requirements of the Oregon Manufactured Dwelling and Park Specialty Code and the Oregon Manufactured Dwelling Installation Specialty Code, manufactured dwelling parks shall comply with the standards set forth in this section.

(a) General Development Standards. Manufactured dwelling parks shall conform to the general development standards set forth in Table 235-1.

**TABLE 235-1
MANUFACTURED DWELLING PARK GENERAL DEVELOPMENT STANDARDS**

Table 235-1: Manufactured Dwelling Park General Development Standards		
Standard	Requirement	Limitations & Qualifications
PARK SIZE		
RA and RS Zones	Min. 1 acre	
	Max. 12 acres	
RM-I and RM-II Zones	Min. 1 acre	
	No Max.	
PARK-TO-PARK SEPARATION		
RA and RS Zones	Min. 500 ft.	<p>Park-to-park separation is measured from the closest point of the proposed manufactured dwelling park to another manufactured dwelling park.</p> <p>For purposes of this standard, a manufactured dwelling park held in common ownership shall constitute a single manufactured dwelling park, notwithstanding the existence of internal public streets.</p>
RM-I and RM-II Zones	None	

Table 235-1: Manufactured Dwelling Park General Development Standards		
Standard	Requirement	Limitations & Qualifications
PARK SPACE SIZE		
RA and RS Zones	Min. 4,000 sq. ft.	
RM-I and RM-II Zones	Min. 4,000 sq. ft.	Applicable to spaces abutting an RA or RS zone district.
	Min. average of 3,000 sq. ft., provided no space shall be less than 2,000 sq. ft.	Applicable to spaces not abutting an RA or RS zone district.
PARK SPACE WIDTH		
RA and RS Zones	Min. 40 ft.	Not applicable to theater spaces. Theater spaces are subject to SRC 235.020(b).
RM-I and RM-II Zones	Min. 30 ft.	
PARK SPACE DEPTH		
RA and RS Zones	Min. 70 ft.	Not applicable to theater spaces. Theater spaces are subject to SRC 235.020(b).
	Max. 300% of average width	
RM-I and RM-II Zones	Min. 40 ft.	

(b) Theater Spaces. Within the RA and RS zones, a minimum of 10 percent of the spaces within a manufactured dwelling park shall be theater spaces. Theater spaces shall meet minimum space size requirements; and shall have a minimum space depth of 50 feet and a minimum space width that is greater than the depth.

(c) On-site Storage. All trash enclosures and outdoor storage of furniture, tools, equipment, building materials, or supplies belonging to the management of the park shall be screened. Screening shall be a minimum 6-foot high sight-obscuring fence, wall, or hedge.

(d) Fire Hydrants. Fire hydrants shall be provided according to the standards and specifications on file in the office of the Public Works Director and applicable state law. Fire hydrants shall be installed and provide fire flow as required by the fire code official.

(e) Driveways and Driveway Approaches. Within 100 feet of the intersection of a park street with a public street, driveway approaches shall conform to the standards set forth in SRC Chapter 804. Driveways providing access from a public street shall be a minimum 20 feet in depth. (Ord No. 31-13)

235.025. Types of Manufactured Dwellings Permitted. Within the RA, RS, RM-I, and RM-II zones, the following types of manufactured dwellings are permitted within a manufactured dwelling park:

(a) RA and RS Zones. Only manufactured homes meeting State manufactured dwelling construction and safety standards are permitted.

(b) RM-I and RM-II Zones. Only manufactured dwellings meeting State manufactured dwelling construction and safety standards are permitted. (Ord No. 31-13)

235.030. Standards for Manufactured Dwellings, Accessory Structures, and Park Buildings within Manufactured Dwelling Parks. In addition to the requirements of the Oregon Manufactured Dwelling and Park Specialty Code and the Oregon Manufactured Dwelling Installation Specialty Code,

manufactured dwellings, accessory structures, and park buildings within manufactured dwelling parks shall comply with the standards set forth in this section.

(a) **Park Perimeter Setbacks.** Setbacks from the perimeter boundary of a manufactured dwelling park shall be provided as set forth in Table 235-2.

**TABLE 235-2
PARK PERIMETER SETBACKS**

Table 235-2: Park Perimeter Setbacks		
Requirement	Standard	Limitations & Qualifications
PARK PERIMETER SETBACKS - ABUTTING STREET		
Manufactured Dwellings		
RA, RS, RM-I, and RM-II Zones	Min. 12 ft.	Applicable along local streets.
	Min. 20 ft.	Applicable along collector or arterial streets.
Accessory Structures		
RA, RS, RM-I, and RM-II Zones	Min. 12 ft.	Applicable along local streets.
	Min. 20 ft.	Applicable along collector or arterial streets.
Park Buildings		
RA, RS, RM-I, and RM-II Zones	Min. 12 ft.	Applicable along local streets.
	Min. 20 ft.	Applicable along collector or arterial streets.
PARK PERIMETER SETBACKS – NOT ABUTTING STREET		
INTERIOR SIDE		
Manufactured Dwellings		
RA, RS, RM-I, and RM-II Zones	Min. 5 ft.	
Accessory Structures		
RA, RS, RM-I, and RM-II Zones	Min. 5 ft.	
Park Buildings		
RA, RS, RM-I, and RM-II Zones	Min. 14 ft.	For any portion of a park building not more than one-story in height.
	Min. 20 ft.	For any portion of a park building greater than one-story in height.
INTERIOR REAR		
Manufactured Dwellings		
RA, RS, RM-I, and RM-II Zones	Min. 14 ft.	For any portion of a manufactured dwelling not more than one-story in height.
	Min. 20 ft.	For any portion of a manufactured dwelling greater than one-story in height.
Accessory Structures		
RA, RS, RM-I, and RM-II Zones	None	Applicable to accessory structures not more than 9 ft. in height.
	Min. one-foot for each one-foot of height over 9 ft.	Applicable to accessory structures greater than 9 ft. in height.

Table 235-2: Park Perimeter Setbacks		
Requirement	Standard	Limitations & Qualifications
Park Buildings		
RA, RS, RM-I, and RM-II Zones	Min. 14 ft.	For any portion of a park building not more than one-story in height.
	Min. 20 ft.	For any portion of a park building greater than one-story in height.

(b) **Space Coverage; Height.** Manufactured dwellings, accessory structures, and park buildings within manufactured dwelling parks shall conform to the space coverage and height standards set forth in Table 235-3.

**TABLE 235-3
SPACE COVERAGE; HEIGHT**

Table 235-3: Space Coverage; Height		
Requirement	Standard	Limitations & Qualifications
SPACE COVERAGE		
Manufactured Dwellings and Accessory Structures		
RA, RS, RM-I, and RM-II Zones	Max. 60%	
Park Buildings		
RA and RS Zones	Max. 35%	
RM-I and RM-II Zones	Max. 50%	
HEIGHT		
Manufactured Dwellings		
RA and RS Zones	Max. 35 ft.	Applicable to new or replacement manufactured dwellings.
	Max. 28 ft. or existing manufactured dwelling height, whichever is greater	Applicable to existing manufactured dwellings.
RM-I and RM-II Zones	Max. 35 ft.	
Accessory Structures		
RA, RS, RM-I, and RM-II Zones	Max. 15 ft.	
Park Buildings		
RA and RS Zones	Max. 50 ft.	
RM-I and RM-II Zones	Max. 70 ft.	

(c) **Decks; Patios.** Each space shall be provided with one or more slabs or decks adjacent to the stand that are constructed of concrete, asphalt, flagstone, wood, or other equivalent surface material which, either singly or in combination, total not less than 120 square feet in area and are not less than 4 feet in width in their smallest dimension.

(d) Storage of Manufactured Dwellings. A manufactured dwelling shall not remain overnight in a manufactured dwelling park unless it is parked in a manufactured dwelling space.

(e) Storage of Recreational Vehicles. Storage of recreational vehicles is allowed in the following locations:

- (1) On driveways within a yard adjacent to a street; and
- (2) Within side or rear yards that are screened from all public areas, public and private rights-of-way, and property that is used for residential purposes by a minimum 6-foot high sight-obscuring fence, wall, or hedge.

(f) Manufactured Home Size, Design, and Materials with RA and RS Zones.

Manufactured homes located within manufactured dwelling parks less than 3 acres in size within RA and RS zones shall:

- (1) Be a minimum of 864 square feet in size and a minimum of 24 feet in width;
- (2) Have a pitched roof with a minimum nominal slope of 3 feet in height for each 12 feet in width;
- (3) Have exterior siding and roofing that is similar in color, material, and appearance to the exterior siding and roofing material used on residential dwellings in the community, or which is comparable to the predominant materials used on surrounding dwellings, as determined by the City; and
- (4) Have skirting which appears in design, color, and texture to be an integral part of the exterior walls, unless the manufactured home is set on a ground level foundation. (Ord No. 31-13)

235.035. Other Provisions. In addition to the standards set forth in this Chapter, development within a manufactured dwelling park must comply with all other applicable development standards of the UDC, including, but not limited to the following chapters:

(a) Flood Plain Overlay Zone	SRC Chapter 601
(b) General Development Standards	SRC Chapter 800
(c) Public Improvements	SRC Chapter 802
(d) Streets and Right-of-Way Improvements	SRC Chapter 803
(e) Driveway Approaches	SRC Chapter 804
(f) Vision Clearance	SRC Chapter 805
(g) Off-Street Parking, Loading, and Driveways	SRC Chapter 806
(h) Landscaping and Screening	SRC Chapter 807
(i) Preservation of Trees and Vegetation	SRC Chapter 808
(j) Wetlands	SRC Chapter 809
(k) Landslide Hazards	SRC Chapter 810
(l) Sign Code	SRC Chapter 900

(Ord No. 31-13)

