

Chapter 18.58: MANUFACTURED HOME PARKS

18.58.010 Manufactured home park approval procedures.

Manufactured home park applications shall be processed as a conditional use following Type III procedures.

18.58.040 Manufactured home park plan requirements.

After conditional use approval, but prior to the issuance of a development permit for a manufactured home park, the applicant shall submit three sets of construction plans and specifications to the City. Each set of plans shall include the following information:

- A. On a cover sheet to the plans:
 - 1. Name of manufactured home park and location,
 - 2. Name of owner and operator,
 - 3. Name of person who prepared or submitted plans,
 - 4. Scale used,
 - 5. Symbols used;
- B. On a separate plot plan sheet:
 - 1. Both proposed and existing construction,
 - 2. General layout of the manufactured home park at a scale of at least one inch to fifty feet (1:50),
 - 3. Recreation/open space area, etc.,
 - 4. Permanent buildings (washrooms, recreational),
 - 5. Location, size and materials of patio or deck and pad for each manufactured home,
 - 6. Property line boundaries,
 - 7. Location and designation of each manufactured home lot by number, letter or name,
 - 8. Dimensions of each manufactured home lot;
- C. On a separate utilities and improvements sheet:
 - 1. Landscaping detail,
 - 2. Location of light fixtures for lighting the manufactured home streets and walkways,
 - 3. Park streets layout, paving detail and connection to outside street(s),
 - 4. Location of mobile home sewer connections and service electrical outlets,
 - 5. Location of domestic water supply outlets,
 - 6. Location of water and sewer lines (indicate type of material and construction),

7. Source of domestic water supply and private sewerage,
8. Disposal system or public water supply and sewer connection.

18.58.050 Manufactured home park development requirements

The rules and regulations governing manufactured/mobile homes and facilities contained in ORS Chapter 446 and the Oregon Administrative Rules shall apply to manufactured/mobile home parks in addition to the provisions of this code.

18.58.051 Manufactured home park development size and density

- A. The minimum development size for a manufactured home park shall be one (1) acre.
- B. Maximum density of units shall be eleven (11) units per acre.

18.58.052 Manufactured home park development-Screening and Buffering

- A. Screening and Buffering: Manufactured home parks shall be screened or buffered from adjacent property.
 1. The screening or buffering shall be by sight-obscuring fences, walls, evergreens or other suitable plantings at least six (6) feet in height.
 2. When screening or buffering materials are to be located on public roads, they shall meet the front setback for the subject district.

18.58.053 Manufactured home park development-Street.

Each lot in the park shall have direct access to a park street. Park streets shall meet the following criteria:

- A. Park streets shall be continuous, connect to a public street and have a minimum width of twenty-five (25) feet.
- B. The point of access from park streets to public streets shall be at least thirty-six (36) feet in width.
- C. The park streets shall be improved to standards established by the Director.
- D. The point of access from a lot to a park street shall be an unobstructed area, not less than fourteen (14) feet in width.

18.58.054 Manufactured home park development-Recreation/open space.

- A. Manufactured Home Parks shall provide space for parks in the ratio of one acre to every one hundred estimated residents. For purposes of this calculation there shall be a rebuttal presumption that each dwelling unit contains 2.8 individuals. For Manufactured Home Parks of 10 units or less the Director in his discretion may approve other recreational facilities.
- B. Wetlands and other required open space shall not be used in the acreage calculations for Part A of this section.

18.58.055 Manufactured home park development Lighting.

Streets and walkways designed for the general use of the manufactured home park residents shall be lighted during the hours of darkness. Such lighting shall be installed in accordance with regulations adopted by the City.

18.58.061 Manufactured home park design-Installation.

- A. Siting of manufactured homes in manufactured home parks shall comply with state regulations.
- B. Each manufactured home space shall be improved with one patio or deck meeting state standards and one (1) unit pad of crushed rock or better having a minimum size of ten feet by fifty feet (10x50).

18.58.062 Manufactured home park design-Setbacks.

- A. The minimum setback for placement of manufactured homes on lots adjacent to public streets is twenty-five (25) feet.
- B. The minimum setback for placement of manufactured homes on lots not adjacent to public streets is ten (10) feet.
- C. A manufactured home shall not be located closer than fifteen (15) feet from any other manufactured home or ten (10) feet from a park building.

18.58.063 Manufactured Home Park design-Parking.

- A. A minimum of one (1) covered parking space per dwelling unit shall be provided.
- B. The unobstructed access to each manufactured home lot shall not be used for parking.

18.58.064 Manufactured home park design-Accessory structures.

Normal accessory structures such as storage buildings, carports, cabanas, ramadas and awnings may be located within a manufactured home lot.

- A. Such accessories shall comply with setback requirements and be subject to the state rules regulating construction and installation of manufactured home buildings and structures.
- B. These accessories shall be considered as part of the manufactured home for determining the lot setbacks and other requirements.