

## CHAPTER 157

### Zoning

#### 157.002 DEFINITIONS.

*MANUFACTURED DWELLING. A residential trailer, mobile home, or manufactured home.*

*MANUFACTURED DWELLING HOME. A structure constructed for movement on the public highways that has sleeping, cooking and plumbing facilities; is intended for human occupancy and is being used for residential purposes; meets minimum requirements of Federal Housing and Urban Development standards; is constructed on steel chassis and equipped with axles and towing tongue; and that was constructed in accordance with federal manufactured housing construction and safety standards and regulations in effect at the time of construction.*

*MANUFACTURED DWELLING PARK. A ~~five~~ one acre minimum tract, lot or parcel of land, the primary purpose of which is to rent space for the purpose of parking four or more manufactured dwellings, mobile home, prefabricated structure, or residential trailer occupied for dwelling or sleeping purposes.*

*MOBILE HOME. A structure constructed for movement on the public highways that has sleeping, cooking, and plumbing facilities; that is intended for human occupancy; that is being used for residential purposes; and that constructed between January 1, 1962 and June 15, 1976, and met the requirements of Oregon mobile home law in effect at the time of construction.*

*PREFABRICATED DWELLING. A building or subassembly that has been in whole or substantial part manufactured or assembled using closed construction at an off-site location to be wholly or partially assembled on-site, that is relocatable, more than eight and one-half feet wide, and designed for use as a single-family dwelling.*

*RESIDENTIAL TRAILER. A structure constructed for movement on the public highways that has sleeping, cooking, and plumbing facilities, that is intended for human occupancy, that is being used for residential purposes and that was constructed before January 1, 1962.*

#### 157.025 LOW DENSITY RESIDENTIAL ZONE (R-1).

(A) *Uses permitted outright.* In a R-1 zone, only the following uses and their accessory uses are permitted outright:

- (1) Single-family dwelling;
- (2) Two-family dwelling;
- (3) Residential care home;
- (4) Home occupations;
- (5) Accessory structures;
- (6) Family day care provider;

~~(7) Manufactured dwelling placed on an individual lot outside of a manufactured dwelling park and subject to requirements of § [157.145](#) home or prefabricated dwelling.~~ This requirement shall not be construed as abrogating a recorded restrictive covenant; and

(8) Utility facilities as defined in § [157.143](#).

#### **157.145 MANUFACTURED DWELLING STANDARDS.**

Within all residential zones, manufactured dwellings placed on individual lots outside of a manufactured dwelling park shall meet the following standards:

~~(A) The manufactured dwelling shall be multi-sectional (double wide or wider) and enclose a floor area of not less than 1,000 square feet.~~

~~(B) The manufactured dwelling shall be placed on an excavated and backfilled concrete or masonry block foundation and enclosed at the perimeter so that the manufactured dwelling is located not more than 12 inches above grade. Where the building site has a sloped grade, no more than 12 inches of the enclosing material shall be exposed on the uphill side of the home. If the manufactured dwelling is placed on a basement, the 12 inch limitation shall not apply.~~

~~(C) The manufactured dwelling shall have a pitched roof, except that no standard shall require a slope of greater than a nominal three feet in height for each 12 feet in width.~~

~~(D) The manufactured dwelling shall have exterior siding and roofing which in color, material and appearance is similar to the exterior siding and roofing material commonly used on residential dwellings within the community or which is comparable to the predominant materials used on surrounding dwellings as determined by the Building Official.~~

~~(E)~~(A) The manufactured dwelling shall be certified by the manufacturer to have an exterior thermal envelope meeting performance standards which reduce heat loss to levels equivalent to the performance standards required of single-family dwellings constructed under the state building code as defined in ORS [455.010](#). Evidence demonstrating that the manufactured dwelling meets "Super Good Cents" energy efficiency standards is deemed to satisfy the exterior thermal envelope certification requirement. Additional manufacturers certification shall not be required.

~~(F) The manufactured dwelling shall have a garage or carport constructed of like materials. The city may require an attached or detached garage in lieu of a carport where such is consistent with the predominant construction of immediately surrounding dwellings.~~

~~(G) A manufactured dwelling, if adjacent to any structure listed in 157.144 as an historic structure, shall be treated as a conditional use.~~

~~(H)~~(B) In addition to the provisions in divisions (A) through (G) of this section, ~~the city may subject a~~ manufactured dwelling or prefabricated structure and the lot upon which it is sited to any development standard, architectural requirement and minimum size requirement to which a conventional single-family residential dwelling on the same lot would be subject.

#### **157.146 MANUFACTURED DWELLING PARK STANDARDS.**

A manufactured dwelling park can have significant impacts on the surrounding community, therefore, special standards governing development of these uses have been established.

- (A) The minimum area shall be ~~five~~ *one* acres.
- (B) Manufactured dwelling parks shall abut and have direct access to a street.
- (C) Asphalt access drives, 20 feet in width, shall be provided to each manufactured dwelling space, shall be unobstructed, open to traffic and continuous unless provided with adequate turnaround area or cul-de-sac. If the owner or operator permits parking on the access drives, the owner or operator shall construct the access drives at least 30 feet in width. Each park shall have a principal access drive of not less than 36 feet.
- (D) Walkways, not less than three feet in width, shall be provided from each manufactured dwelling space and service building to access drives and along both sides of all access drives.
- (E) Except as required for vision clearance, the outer perimeter of each park shall be improved with one of the following:
  - (1) Sight-obscuring fence or wall not less than six feet in height;
  - (2) Maintained evergreen landscaping that is at least five feet in depth, will mature within three years, and reach at least five feet in height at maturity; or
  - (3) Combination of divisions (1) and (2) above when required by the Commission to blend the proposed development in with that of surrounding property.
- (F) All manufactured dwellings and accessory structures shall be set back a minimum of ten feet from any property line, except for the front property line which shall be 20 feet, and ten feet from another manufactured dwelling.
- (G) Each manufactured dwelling space shall be a minimum of 30 feet wide and 40 feet long.
- (H) All areas covered by manufactured dwellings and accessory buildings shall be paved with asphalt or concrete, or covered with permanently contained crushed rock.
- (I) All open areas, except as otherwise specified herein, shall be suitably landscaped according to plans and specifications presented to and approved by the Planning Commission. Areas shall be continuously maintained.
- (J) Each manufactured dwelling space shall be improved with one patio of concrete or other suitable impervious material, having a minimum area of 150 square feet.
- (K) A minimum of 200 square feet of recreation area for each manufactured dwelling space shall be provided in one or more locations within the manufactured dwelling park. The minimum size of each required recreation area shall be 5,000 square feet.
- (L) A centralized storage area for boats, campers, camping trailers, and automobiles shall be provided in each manufactured dwelling park. Storage area shall contain a minimum of 160 square feet for each manufactured dwelling space and be enclosed by a sight-obscuring fence.

(M) Storage structures and carports shall be located not less than six feet from any manufactured dwelling and shall be subject to all of the applicable permits and building codes of the city.

(N) Mailboxes shall be provided, whether centrally or individually, for each manufactured dwelling space. Three off-street parking spaces shall be provided for all centralized mailbox areas unless on-street parking is provided.

(O) All utilities, i.e., sewer, water, natural gas, electricity, telephone, and television cable, shall be underground in locations approved by the City Engineer.

(P) Prior to location of a manufactured dwelling in a manufactured dwelling park, the owner or occupant shall establish to the satisfaction of the Building Inspector that the manufactured dwelling is in a condition that conforms to one of the following construction standards:

(1) HUD-manufactured dwellings constructed to the minimum standards in effect in Oregon, at the time of construction or Oregon standards in effect at the time entry into the park is to occur; or

(2) Non-HUD manufactured dwellings shall be in a condition that is not less than the substantial equivalent of any construction standards in effect in Oregon after June 1, 1979. Manufactured dwellings shall be inspected and certified as being substantially equivalent to construction standards in effect in Oregon after June 1, 1979 by the Oregon Building Codes Agency.

(Q) Recreational vehicles spaces may be provided; however, spaces shall be separated and distinct from the manufactured dwelling park.

(1) Manufactured dwelling parks providing recreational vehicle spaces shall provide facilities as required by the ORS and Oregon Administrative Rules.

(2) There shall be a 14foot separation zone completely surrounding the recreational vehicle area separating it from the manufactured dwelling area.

(R) All manufactured dwellings shall be skirted.

(S) A minimum of one public pay telephone shall be provided.