

## Mobile Homes and Mobile Home Parks

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### **11.15.7705 Development Standards for Mobile Homes on Individual Lots Within Urban Districts**

A mobile home on an individual lot located in all Urban Districts except Urban Future shall:

- A. Be a *manufactured home* constructed after June 15, 1976, and carry a State insignia indicating compliance with applicable Oregon State mobile home construction or equipment standards;
- B. Notwithstanding deterioration which may have occurred due to misuse, neglect, accident or other cause, meet the State standards for mobile home construction evidenced by the required insignia;
- C. Be placed on an excavated and back-filled foundation and enclosed at the perimeter;
- D. Have a minimum floor area of 1,000 square feet;
- E. Have a pitched roof with a pitch of at least a nominal three feet in height for each 12 feet in width (3:12);
- F. Be multisectional. A "tip-out" or "expandable" unit is not a multisectional home.
- G. 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.

*[Repealed 1990, Ord. 643 § 2; Added 1991, Ord. 681 § III]*

### **11.15.7710 Mobile Home Park Approval Criteria**

In approving a mobile home park the approval authority shall find that the proposal:

- A. Is located outside a "Developed Neighborhood" as designated in the Community Plan;
- B. Will have direct pedestrian and two-way vehicular access to a publically maintained road;
- C. Will be located on a site free from development limitations such as slopes exceeding 20%, severe erosion or earth slide potential, or a high seasonal water table;
- D. Will provide for the privacy of the occupants of the mobile homes, of adjoining dwellings and of outdoor living areas through such means as the placement of mobile homes and accessory structures, the arrangement of landscaping, parking and circulation and the preservation of natural vegetation and other features;

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- E. Will provide for the conservation of energy through orientation of mobile homes, accessory structures and open spaces with regard to solar exposure and climatic conditions (MCC .6835 through .6858);
- F. Will provide outdoor or indoor recreation spaces of a type and location suitable to the needs of the residents of the park; and
- G. Will satisfy the mobile home park development standards of MCC .7715.

*[Repealed 1990, Ord. 643 § 2; Added 1991, Ord. 681 § III]*

### **11.15.7715 Mobile Home Park Development Standards**

A mobile home park approved under this Chapter shall comply with the State standards in effect at the time of construction, the other applicable requirements of this Chapter, and the following:

- A. Application for a permit shall include evidence that the park will be eligible for a certificate of sanitation required by State law;
- B. The space provided for each mobile home shall be supplied with piped potable water and electrical and sewage disposal connections;
- C. Not more than 40 percent of the area of a mobile home space may be occupied by a mobile home and any attached or detached structure used in conjunction with the mobile home;
- D. Only those accessory structures authorized by Oregon Administrative Rule may be attached to a mobile home;
- E. The only detached structures located on a mobile home space shall be a carport or a fully-enclosed storage building;
- F. A mobile home and any attached accessory structure shall not be located less than:
  - 1. Ten feet from any other mobile home or accessory structure attached thereto;
  - 2. Ten feet from any detached accessory building or other building located within the mobile home park; or
  - 3. Five feet from a mobile home park property line.
- G. A permanent building in a mobile home park shall not be located less than ten feet from another permanent building and shall meet the yards as required in the district;
- H. A sight-obscuring fence of not less than six feet in height, with openings only for required entrances or exits to a street or public place, shall be provided between mobile homes and a mobile home park property line;
- I. Each vehicular way in a mobile home park of 50 spaces or more shall be named and marked with signs of a design similar to those for public streets. A map of the named vehicular ways and of the mobile home space numbers shall be provided by the owner to the fire district;
- J. There shall be no outdoor storage of furniture, electrical appliances, tools, equipment, building materials or supplies within a mobile home park;
- K. Any mobile home in a mobile home park within an LR-7 or LR-5 district shall:
  - 1. Be located in a mobile home space which complies with the standards of this subsection;

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2. Be a *manufactured home* constructed after June 15, 1976, and carry a State insignia indicating compliance with applicable Oregon State mobile home construction or equipment standards;
3. Notwithstanding deterioration which may have occurred due to misuse, neglect, accident or other cause, the mobile home shall meet the State standards for mobile home construction evidenced by the required insignia;
4. Have a minimum floor area of not less than 800 square feet;
5. Have a roof with a minimum slope of 16 percent (2:12); and

L. Any mobile home in a mobile home park within an MR-4 or MR-3 district shall:

1. Be located in a mobile home space which complies with the standards of this subsection;
2. Be a *residential trailer* or *manufactured home* which has a state insignia or other documentation indicating compliance with Oregon State mobile home construction and equipment standards in effect at the time of manufacture, reconstruction or equipment installation;
3. Notwithstanding deterioration which may have occurred due to misuse, neglect, accident or other cause, the mobile home shall meet the State standards for mobile home construction evidenced by the required insignia;
4. Have a minimum floor area of not less than 225 square feet;
5. Be equipped with a water closet, lavatory, shower or bath tub, and with a sink in a kitchen or other food preparation space;
6. Be provided with a continuous skirting; and
7. If a single-wide unit, be tied down with devices which meet state tie-down standards.

[Repealed 1990, Ord. 643 § 2; Added 1991, Ord. 681 § III]

**11.15.7720** [RPD Repealed 1990, Ord. 643 § 2]

**11.15.7725** [RPD Repealed 1990, Ord. 643 § 2]

**11.15.7730** [RPD Repealed 1990, Ord. 643 § 2]

**11.15.7735** [RPD Repealed 1990, Ord. 643 § 2]

**11.15.7740** [RPD Repealed 1990, Ord. 643 § 2]

**11.15.7745** [RPD Repealed 1990, Ord. 643 § 2]

**11.15.7750** [RPD Repealed 1990, Ord. 643 § 2]

**11.15.7755** [RPD Repealed 1990, Ord. 643 § 2]

**11.15.7760** [RPD Repealed 1990, Ord. 643 § 2]