

**Chapter 18.750**  
**MANUFACTURED/MOBILE HOME REGULATIONS**

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**18.750.010 Purpose**

The purpose of this chapter is to establish criteria for the placement of manufactured/mobile homes in mobile home subdivisions and park developments and manufactured homes on individual building lots within the City of Tigard.

**18.750.020 Mobile Home Subdivision Standards**

- A. Additional requirements. In addition to the standards of the zoning district in which the project is located and other standards of this title, a mobile home subdivision proposal shall:
  - 1. Comply with all applicable state standards and other city standards for subdivisions as governed by Chapter 18.430;
  - 2. Satisfy all the provisions of this chapter; and
  - 3. Be limited to manufactured/mobile home housing types. All other types of residential units shall not be permitted.

**18.750.030 Manufactured/Mobile Home Park Standards**

- A. Required reviews. The design of the proposed manufactured/mobile home park shall be submitted to the planning director for review in accordance with Chapter 18.360, Site Development Review, and Chapter 18.330, Conditional Use, where applicable.
- B. Compliance with state standards. The design for the manufactured/mobile home park shall conform to all applicable state standards established by the State of Oregon, Department of Commerce mobile home park standards.
- C. Minimum development standards. The manufactured/mobile home park shall:
  - 1. Have a minimum lot gross area of one acre;
  - 2. Have a minimum frontage of 100 feet;
  - 3. Have a minimum depth of 150 feet;
  - 4. Have a front and rear yard setback of at least 25 feet;
  - 5. Have a side yard setback of at least 10 feet, except on a corner lot the side yards shall be 25 feet;

6. Have a minimum of 60 square feet of outdoor recreation area, suitably improved for recreational use, provided for each unit in addition to required yards. Each recreation area shall have a minimum size of 2,500 square feet;
7. Have landscaping equivalent to 20% of the manufactured/mobile home park area; and
8. Be partially screened from the public right-of-way and adjacent residential areas by a combination of a sight-obscuring fence, vegetation, berm or any combination of the above as approved by the approval authority, except that within the required front yard, any fence shall not exceed three feet in height.

D. Other standards.

1. Evidence shall be provided that the park will be eligible for a certificate of sanitation required by state law.
2. Each site shall be adequately serviced by public facilities such as water supply, sewers, sidewalks and improved streets.
3. Each unit shall be provided with a water, sewer, and electrical connection. The electrical connection shall provide for 110 and 220 volt service.
4. No manufactured/mobile home, accessory building, or other structure shall be closer than 10 feet from another mobile home, accessory building, or other structure.
5. No structure shall exceed 25 feet in height.
6. Each manufactured/mobile home placed in a manufactured/mobile home park or subdivision shall be inspected by the building official and shall meet the following standards:
  - a. A state insignia indicating compliance with Oregon State Mobile Home Construction Standards in effect at the time of manufacture and including compliance for reconstruction of equipment installation made after manufacture shall be displayed on each manufactured/mobile home;
  - b. Each manufactured/mobile home shall be in good repair, notwithstanding deterioration which may have occurred due to misuse, neglect, accident or other cause;
  - c. Each manufactured/mobile home shall contain a water closet, lavatory, shower or tub, and a sink in a kitchen or other food preparation space; and
  - d. Each manufactured/mobile home shall be installed under the provisions of the administrative rules adopted by the director of commerce and administered by the state building code division.
7. Each vehicular way in a manufactured/mobile home park shall be named and marked with signs which are similar in appearance to those used to identify public streets, and a map of the named vehicular ways shall be provided to the applicable fire district, the police department and the public works department.

8. If a manufactured/mobile home space or permanent structure in the park is more than 500 feet from a public fire hydrant, the park shall provide:
  - a. Water supply lines designed with fire hydrants which shall be provided within 500 feet of such space or structure; and
  - b. Each hydrant within the park shall be located on a vehicular way and shall conform in design and capacity to city and the applicable water district standards.
9. Each manufactured/mobile home in a manufactured/mobile home park or subdivision shall have a continuous perimeter skirting installed pursuant to state regulations, which shall be of the same material and finish as the exterior of the manufactured/mobile home.
10. The wheels, tongue and traveling lights of each manufactured/mobile home in a manufactured/mobile home park or subdivision shall be removed upon installation of unit.
11. There shall be no outdoor storage of furniture, tools, equipment, building materials or supplies belonging to the occupants or management of the park.
12. Accessways or driveways shall be lighted in accordance with city standards.
13. Primary access to the manufactured/mobile home park shall be from a public street and shall be in accordance with Chapter 18.705, Access, Egress and Circulation; and
  - a. Where necessary, additional street right-of-way shall be dedicated to the city to maintain adequate traffic circulation;
  - b. Access driveways connecting units to a public street shall have a width of not less than 36 feet, of which not less than 20 feet shall be paved; and
  - c. Driveways shall be designed to provide for all maneuvering and parking of units without encroaching on a public street.
14. The maximum number of manufactured/mobile homes in the park or subdivision shall not exceed the amount calculated in Chapter 18.720.
15. Where landfill and/or development is allowed within or adjacent to the 100-year floodplain, the city shall require the consideration of dedication of sufficient open land area for a greenway adjoining and within the floodplain. This area shall include portions at a suitable elevation for the construction of a pedestrian/ bicycle pathway with the floodplain in accordance with the adopted pedestrian/bicycle pathway plan.

#### **18.750.040      Manufactured Homes on Individual Building Lots**

- A. The establishment, location and use of manufactured homes on individual lots shall be permitted in any zone permitting installation of a dwelling unit subject to requirements and limitations applying generally to such residential uses in the district, and provided such homes shall meet the following requirements and limitations:
  1. The manufactured home shall be multi-sectional and enclose a space of not less than 1,000 square feet.

2. The manufactured home shall be placed on an excavated and back-filled foundation and enclosed at the perimeter such that the finished first floor of the manufactured home is located not more than 12 inches above grade.
3. The manufactured home shall be securely anchored to the foundation system in accordance with the requirements of the state building codes agency for manufactured structures.
4. The manufactured home shall have a pitched roof with a slope of three feet in height for each 12 feet in width.
5. The manufactured home shall have exterior siding and roofing which in material, and appearance is similar to the exterior siding and roofing material commonly used on residential dwellings within the city as determined by the building department. This requirement shall not be interpreted to mean that the city is responsible for enforcing codes, covenants and restrictions of any homeowners' or other association.
6. The manufactured home shall have a garage or carport constructed of like materials. An attached or detached garage may be required in lieu of a carport where a garage is consistent with the predominant construction of immediately surrounding dwellings.
7. The manufactured home shall have an exterior thermal envelope in substantial compliance with performance standards equivalent to the performance standards required of single-family dwellings constructed under the state building code as defined in ORS 455.010, as determined by the building department.

**18.750.050 Nonconforming Mobile Homes**

- A. Nonconforming status. Mobile home parks existing at the adoption of the ordinance codified in this title not meeting the standards set forth in this title shall be considered nonconforming and are subject to the standards set forth in Chapter 18.760.
- B. Replacement of nonconforming units. When nonconforming mobile homes in such parks are moved or destroyed they may be replaced with mobile homes that meet the standards of Section 18.750.030.■