

Chapter 18.260
MOBILE HOME PARKS

Sections:

- 18.260.010 Purpose**
- 18.260.020 Mobile Home Subdivision Standards**
- 18.260.030 Mobile Home Park Standards**

18.260.010 Purpose

The purpose of this chapter is to establish standards for the placement of mobile homes in mobile home subdivisions and park developments. (Ord. 18-28 §1; Ord. 18-23 §2; Ord. 17-22 §2)

18.260.020 Mobile Home Subdivision Standards

A mobile home subdivision must:

- A. Comply with all applicable state standards and other city standards for subdivisions as provided in Chapter 18.830, Subdivisions;
- B. Satisfy all the provisions of this chapter; and
- C. Be limited to mobile home housing types. All other types of residential units are prohibited. (Ord. 18-28 §1; Ord. 18-23 §2; Ord. 17-22 §2)

18.260.030 Mobile Home Park Standards

- A. Required reviews. The design of the proposed mobile home park must be submitted to the city for review in compliance with Chapter 18.780, Site Development Review, and Chapter 18.740, Conditional Uses, if applicable.
- B. Compliance with state standards. The design for the mobile home park must comply with applicable state standards established by the State of Oregon, Department of Commerce mobile home park standards.
- C. Minimum development standards. The mobile home park must meet the following minimum standards:
 - 1. Gross lot area of 1 acre;
 - 2. Street frontage of 100 feet;
 - 3. Lot depth of 150 feet;
 - 4. Front and rear setback of 25 feet;
 - 5. Side setback of 10 feet, except on a corner lot the street side setback is 25 feet;
 - 6. Sixty square feet of outdoor recreation area, suitably improved for recreational use, provided for each unit in addition to required setbacks. Each recreation area must be a minimum size of 2,500

square feet;

7. Landscape area of 20 percent of the 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, except that within the required front setback, any fence must not exceed 3 feet in height.

D. Other standards.

1. Evidence must be provided that the park will be eligible for a certificate of sanitation required by state law.
2. Each site must be adequately serviced by public facilities such as water supply, sewers, sidewalks, and improved streets.
3. Each unit must be served with a water, sewer, and electrical connection. The electrical connection must provide for 110 and 220-volt service.
4. All mobile homes, accessory buildings, or other structures must be at least 10 feet from another mobile home, accessory building, or other structure.
5. The maximum height of all structures is 25 feet.
6. Each mobile home placed in a mobile home park or subdivision must be inspected by the building official and 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 must be displayed on each mobile home;
 - b. Each mobile home must be in good repair, notwithstanding deterioration that may have occurred due to misuse, neglect, accident, or other cause;
 - c. Each mobile home must contain a water closet, lavatory, shower or tub, and a sink in a kitchen or other food preparation space; and
 - d. Each mobile home must 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 mobile home park must be named and marked with signs that are similar in appearance to those used to identify public streets, and a map of the named vehicular ways must be provided to the applicable fire district, the police department, and the public works department.
8. If a mobile home space or permanent structure in the park is more than 500 feet from a public fire hydrant, the park must provide:
 - a. Water supply lines designed with fire hydrants that are within 500 feet of such space or structure; and

- b. Each hydrant within the park must be located on a vehicular way and comply in design and capacity to city and the applicable water district standards.
9. Each mobile home in a mobile home park or subdivision must have a continuous perimeter skirting installed in compliance with state regulations, which must be of the same material and finish as the exterior of the mobile home.
10. The wheels, tongue, and traveling lights of each mobile home in a mobile home park or subdivision must be removed upon installation of unit.
11. Outdoor storage of furniture, tools, equipment, building materials, or supplies belonging to the occupants or management of the park is prohibited.
12. Accessways or driveways must be lighted in compliance with city standards.
13. Primary access to the mobile home park must be from a public street and comply with Chapter 18.920, Access, Egress, and Circulation; and
 - a. Where necessary, additional street right-of-way must be dedicated to the city to maintain adequate traffic circulation;
 - b. Access driveways connecting units to a public street must be at least 36 feet, of which at least 20 feet must be paved; and
 - c. Driveways must be designed to provide for all maneuvering and parking of units without encroaching on a public street.
14. The maximum number of mobile homes in the park or subdivision is limited to the dwelling unit density for single detached houses as provided in Chapter 18.290, Single Detached Houses.
15. Where landfill or development is allowed within or adjacent to the special flood hazard area, the city will require the dedication of sufficient open land area for a greenway adjacent to and within the special flood hazard area. This area includes portions at a suitable elevation for the construction of a path, sidewalk, or trail with the special flood hazard area in compliance with the adopted trails plan or transportation plan. (Ord. 18-28 §1; Ord. 18-23 §2; Ord. 17-22 §2) ■