

**Chapter16.110**  
**Manufactured Homes (MH)**

**16.110.000 Purpose**

Because a manufactured home park can have significant impacts on the surrounding community, special standards governing development of these uses have been established. The provisions regulating manufactured homes located inside and outside of manufactured home parks and subdivisions are adopted for the following purposes:

- A. To accommodate manufactured homes as permitted uses in the Single Family Residential zone and in Manufactured Home Parks and Manufactured Home Subdivisions;
- B. To assist in providing opportunities for low and moderately priced single-family housing;
- C. To provide standards to ensure a high-quality living environment;
- D. To provide standards to protect the character of existing neighborhoods.

**16.110.005 Manufactured Home Design Standards**

A manufactured home may be located inside or outside a manufactured home park or subdivision subject to the following conditions:

- A. The following standards will be applied to all single family dwellings (site-built, modular and manufactured homes) to be constructed or located in the City of North Plains:
  - 1. All single family units shall utilize at least two of the following design features to provide visual relief along the front of the home:
    - a. dormers
    - b. gables
    - c. recessed entries
    - d. covered porch entries
    - e. cupolas
    - f. pillars or posts

- g. bay or bow windows
  - h. eaves (minimum 6" projection)
  - i. off-sets on building face or roof (minimum 16")
- B. The manufactured home shall be multi-sectional (double wide or wider) and enclose a space of not less than 1,000 square feet. A manufactured home shall not be considered multi-sectional by virtue of having a tip-out section.
- C. The manufactured home shall be placed on an excavated and back-filled foundation which is enclosed at the perimeter so that the manufactured home is not more than 12 inches above grade on the uphill side of the home. The perimeter enclosure shall be a non-structural concrete, concrete block or masonry wall on all manufactured homes placed on individual residential lots outside of a manufactured home park. Inside a manufactured home park, the perimeter enclosure may be painted, pressure-treated exterior plywood. The perimeter enclosure shall be constructed to Washington County Building Department standards.
- D. The manufactured home shall have a pitched roof, with a slope of at least three feet in height for each 12 feet in width (i.e.- at least a 3 in 12 pitch).
- E. The manufactured home shall have exterior siding and roofing which in color, material and appearance is similar to the exterior siding and roofing material commonly used in residential dwellings within the community or which is comparable to the predominant materials used on surrounding dwellings as determined by the city planner.
- F. The manufactured home shall be certified by the manufacturer to have an exterior thermal envelope which meets performance standards which reduce levels to the performance standards required of single family dwellings constructed under the State Building Code as defined in ORS 455.010.
- G. The manufactured home may have a garage or carport. If so, the exterior materials of the garage or carport shall match the residential home.
- H. The manufactured home shall not be sited adjacent to any designated historical structure.
- I. The manufactured home and the lot on which it is located shall be subject to the same development standards as other single family residence in that zone.

- J. An original or replacement manufactured dwelling and carport may be placed on a park space that has been converted to a subdivision lot under ORS 92.835 if:
  - 1. The manufactured dwelling is constructed and installed in accordance with state and federal standards; and
  - 2. The owner of the lot has signed and recorded a waiver of the right of remonstrance for the formation of a local improvement district by the city, in a form approved by the city.
- K. The approved dimensional standards or special uses from the original manufactured home park approval apply to all subsequent development in the park.

### **16.110.010 Manufactured Home Park Development Standards**

#### **A. Site Size**

A minimum parcel size of five (5) acres is required for development of a manufactured home park.

#### **B. Vehicular and Pedestrian Access**

- 1. Manufactured home parks shall abut and have direct access to a street.
- 2. Access drives shall be provided to each manufactured home space, shall be continuous unless provided with adequate turn-around area or cul-de-sac, and shall have a minimum width of twenty (20) feet. The point of principal access to the street shall be at least thirty-six (36) feet in width.
- 3. Walkways, not less than two (2) feet in width, shall be provided from each manufactured home space to service buildings and along both sides of all access drives.

#### **C. Perimeter Treatment**

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 five nor more 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;

3. Combination of (1) and (2) above.

D. **Occupied Area Surface Treatment**

1. Unless in conflict with state laws and regulations, all areas covered by manufactured homes and accessory buildings shall be paved with asphalt or concrete, or covered with permanently contained crushed rock.
2. If required by state statute, each manufactured home space shall be improved with one patio of concrete or other suitable impervious material, having a minimum area of one hundred fifty (150) square feet.

E. **Open Areas**

1. All open areas, except as otherwise specified herein, shall be suitably landscaped according to plans and specifications approved by the Planning Commission. Such areas shall be continuously maintained.
2. If required by state statute, a minimum of two hundred (200) square feet of recreation area of each manufactured home space shall be provided in one or more locations within the manufactured home park or subdivision. The minimum size of each required recreation area shall be five thousand (5,000) square feet.

F. **Storage Area**

1. A centralized storage area for boats, campers, camping trailers, and automobiles shall be provided in each manufactured home park or subdivision. Such storage area shall contain a minimum of one hundred sixty (160) square feet for each manufactured home space and shall be enclosed by a sight-obscuring fence.
2. Storage buildings shall have a maximum floor area of twenty-five (25) square feet. Carports shall not exceed eight hundred (800) square feet in area unless designed to serve two adjacent manufactured home spaces in which case they may be sixteen hundred (1600) square feet in area.
3. Storage structures and carports shall be located not less than six (6) feet from any manufactured home and shall be subject to all of the applicable permits and building codes of the City of North Plains. A storage building and carport shall be provided on each manufactured home space.

G. **Utilities**

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

H. **Age of Manufactured Home**

Prior to location of a manufactured home in a manufactured home park , the owner or occupant shall establish to the satisfaction of the building inspector that the manufactured home is constructed in accordance with the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. Sections 5401 et seq.), as amended on August 22, 1981.

I. **Signs**

Signs are limited to one identification sign with a maximum area on one side of twelve (12) square feet. Such sign may be indirectly illuminated, but shall not contain exposed neon or similar tubing and shall not flash, rotate, or move in any way. Design approval of the sign is subject to the review of the Commission to assure that it will be harmonious to the neighborhood.

**16.110.015 Review Procedure for Manufactured Home Park**

- A. The applicant shall submit 5 copies of a preliminary development plan to the Commission at least 30 days prior to the scheduled public hearing. The preliminary development plan shall contain maps and written documentation as necessary to demonstrate compliance with standards established in Chapter 16.110.005.
- B. Public notification of the proposed manufactured home park shall be provided in accordance with the public notice provisions of this chapter.
- C. If, in the opinion of the Commission, the Development Standards in Chapter 16.110.000 and the Conditional Use Permit criteria set forth in this chapter are satisfied, the proposal shall be approved. If the Commission finds the provisions are not satisfied, it may deny the application.
- D. If the Planner finds denial was based on internal (onsite) factors and new plans have been submitted which are sufficiently modified to warrant re-consideration by the Planning Commission, applications may be resubmitted within 120 days of the denial.