

## Chapter 16.44

### **MANUFACTURED (MOBILE) HOME PARKS AND RV AND MANUFACTURED HOMES USES OUTSIDE OF PARKS**

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#### **16.44.010 Regulations generally.**

The following regulations shall be applied to manufactured and mobile home parks or trailer parks, temporary permits for the location of trailers, mobile homes or motor homes, and other regulations applying to such units. These regulations shall guide the staff in the process of conducting site plan reviews, and shall guide the Planning Commission in the process of considering conditional use permits. (Ord. 890 section 39, 1993; Ord. 802 section 2, 1987; Ord. 740 section 10.3.45[part], 1984)

#### **16.44.020 Plot plans.**

Applicants shall submit plot plans in the appropriate number and general form as is required for either a site plan review or conditional use permit, as applicable, which shall include the following:

- A.** Locations, number and general design of pads, or stalls where units are to be located;
- B.** Locations and designs of streets, private drives and parking areas;
- C.** Locations and basic designs of any structures which are to be permanently situated on the property and an indication of the use of such buildings;

- D. Locations and design of exterior storage areas, with an indication of whether vehicles are to be stored;
- E. Locations, with calculations of area, of each of the recreation open spaces or landscaped areas. (Ord. 740 section 10.3.45(A), 1984)

**16.44.030 Standards and criteria.**

In reviewing applications for manufactured and mobile home parks or trailer parks, the following standards and criteria shall apply:

- A. Maximum density shall be as follows:
  - 1. R-1 zone: a maximum of seven units/acre is permitted;
  - 2. R-1.5 zone: a maximum of ten units/acre is permitted;
  - 3. R-2 zone and other zones listing mobile home or trailer parks as conditional or permitted uses: a minimum density of twelve units/acre is required.
- B. Density figures may be increased by not more than two units per acre for trailer parks providing spaces for overnight camping facilities.
- C. The setback requirements of the zone shall be applied to the locations of mobile homes or trailers, except that in no case shall such units be placed less than fifteen feet from any interior lot line nor less than twenty-five feet from any public street.
- D. The access requirements of Chapter 16.46 shall be utilized to determine the permitted number of units.
- E. Paved pedestrian paths or walkways shall be provided along at least one side of each private road and between each unit and any outbuilding provided to serve that unit. Such paths are to be a minimum of three feet in width and designed to prevent drainage water from passing over such walkways.
- F. A minimum of fourteen feet of separation shall be maintained between individual units, as well as between units and permanent buildings.
- G. A concrete patio area or wood deck of at least one hundred fifty square feet, and no more than five hundred square feet, shall be provided for each unit.
- H. Recreation and open space areas shall be provided and specified on the plan, and suitable equipment for such purposes shall be specified. Such areas shall be protected from streets, drives, and parking areas. A minimum of one hundred and fifty (150) square feet of recreation and open space areas for each mobile home space shall be provided in one or more locations within the mobile home park. The minimum size of each such recreation and open space shall be three thousand seven hundred and fifty (3,750) square feet, except, however, that those requirements may be reduced by as much as fifty (50) percent if the Planning

Commission finds that such reduction is justified because of indoor recreation facilities which are provided.

- I. A minimum of fifteen percent of the total development shall be landscaped, including a strip at least fifteen feet wide along all interior lot lines.
- J. A sight-blocking fence which is not less than four, nor more than six, feet in height shall be provided along the perimeter of the development, except where reduced fence height is required for vision clearance along street frontage. The requirement for a fence may be modified by the Planning Commission based on clear findings that the modification will be sufficient to carry out the objectives of this section. (Ord. 890 section 40, 1993; Ord. 740 section 10.3.45(B), 1984; Ord. 1080, 2001)

**16.44.040     Parking space for mobile home or travel trailer.**

No mobile home or travel trailer will be allowed to remain in a mobile home or trailer park unless a parking space or previously approved storage area has been provided for that purpose. Mobile homes or travel trailers which are parked in storage areas shall not be occupied. (Ord. 740 section 10.3.45(C), 1984)

**16.44.050     Special conditions imposed by Commission.**

When reviewing a conditional use permit application for the development or expansion of a mobile home park or trailer park, the commission may impose special conditions of approval for the perimeter of the park to assure that its outward appearance does not conflict with the surrounding uses or activities. The commission shall not, however, interpret the requirements of Chapter 16.50 as allowing the denial of a mobile home park development because of the nature of surrounding residential development. (Ord. 740 section 10.3.45[part], 1984)

**16.44.060     RV and Manufactured (Mobile) Home Uses Outside of Parks.**

**16.44.065     Compliance.**

Manufactured (Mobile) homes, motor homes or travel trailers, other than in approved mobile home parks or subdivisions, shall not be inhabited or used except as provided in sections 16.44.070 through 16.44.110, or as may otherwise be specified in this title. (Ord. 740 section 10.3.50[part], 1984; Ord. 1514, 2019)

**16.44.070     Time limits.**

No camper, trailer, motor home, or manufactured (mobile) home may be used or inhabited on a lot, or an adjacent lot, for more than seven consecutive days or a total of fourteen days, within a sixty day period unless such placement, use or habitation conforms with the requirements of this title. If the recreational vehicle or manufactured structure is occupied in violation of these provisions, the violation shall be resolved in accordance with this title and in compliance with any other applicable ORS. The property owner shall make a reasonable effort to resolve the violation in conjunction with the City's enforcement action. (Ord. 890 section 41, 1993; Ord. 740 section 10.3.50 (A), 1984; Ord. 1514, 2019)

16.44.080 Parking in right-of-way.

Parking or placement of such vehicles or structures within any public right-of-way is subject to the enforcement provisions of city ordinances governing nuisances and traffic violations. (Ord. 740 section 10.3.50(B), 1984)

16.44.090 Approval of permit.

- A. The Planning Director may, after receiving a properly filed application and report from the Fire Marshal, approve a permit to allow the use of a travel trailer, mobile home, or motor home, for a period not to exceed six months.
- B. Approval of such permits shall be based upon findings that this use will have no significant adverse impacts on the value or appropriate development of nearby properties.
- C. Any permit issued pursuant to the terms of this chapter may be revoked by the City Council on twenty-four hours' notice upon finding that the use is a menace to public health or is resulting in a public nuisance. (Ord. 740 section 10.3.50(C), 1984; Ord. 1237, 2007)

16.44.100 Temporary permits – medical hardship situations.

The Planning Director may also issue temporary permits for the use and occupancy of travel trailers or motor homes in special medical hardship situations, subject to the following:

- A. Duration of the permit shall be specified by the Planning Director and may include a provision which requires renewal at predetermined intervals.
- B. The nature of the hardship must be a physical or mental infirmity of a resident of either the principal dwelling unit or the temporary unit, and shall be certified as such in writing by a medical doctor or court of competent jurisdiction.
- C. Prior to final issuance of the permit, the applicant shall sign an affidavit agreeing to remove or cease using the travel trailer or motor home upon the death or relocation of the infirm person.
- D. Applications for temporary medical hardship permits under this section shall be processed using the Type II procedure with an Administrative Review Application. Application procedures shall be as described in Chapter 16.89.
- E. A decision on an application for a temporary medical hardship permit shall be based upon the following standards and criteria:
  - 1. No significant adverse impacts on the value or appropriate development of nearby properties will result.

2. The subject property contains sufficient vacant area to allow for the placement of the temporary unit without overcrowding the lot or the vicinity overall and will result in a reasonable amount of open space in the area.
  3. The temporary unit will be connected to all required utilities in a manner which meets Code requirements.
  4. The placement of the unit will meet the setback requirements of the zone.
  5. The hardship situation is legitimate and clearly necessitates the issuance of a temporary permit as an alternative to having all of the affected persons share a single dwelling unit on the property.
- F. The City may establish requirements as a condition of approving such an application which are necessary to assure compliance with the intent of this chapter and to minimize adverse impacts on the surrounding neighborhood. (Ord. 740 section 10.3.50(D), 1984; Ord. 1237, 2007; Ord. 1514, 2019)

16.44.110 Temporary permits - Caretakers or watchmen.

The City Council may issue temporary permits for the use and occupancy of mobile homes, travel trailers, or motor homes for the purpose of housing caretakers or watchmen subject to the following:

- A. Duration of the permit shall be specified by the council and may include a provision which requires renewal at predetermined intervals.
- B. Such temporary permits may only be issued for industrial areas, large commercial tracts, public ownership, or for short terms at construction sites.
- C. Prior to final issuance of the permit, the applicant shall sign an affidavit agreeing to remove the mobile home, travel trailer, or motor home upon the expiration of the permit.
- D. A decision on a permit authorized subject to this section shall be based upon the following standards and criteria:
  1. No significant adverse impacts on the value or appropriate development of nearby properties will result;
  2. The subject property contains sufficient vacant area to allow for the placement of the temporary unit without overcrowding the lot or the vicinity overall and will result in a reasonable amount of open space in the area;
  3. The temporary unit will be connected to all required utilities in a manner which meets code requirements;
  4. The placement of the unit will meet the setback requirements of the zone.

- E. The City Council may establish requirements as a condition of approving such an application which are necessary to assure compliance with the intent of this chapter and to minimize adverse impacts on the surrounding neighborhood. (Ord. 740 section 10.3.50(E), 1984)

16.44.120 Application for Special Permits (16.44.090-16.44.110)

An application for a special permit under sections 16.44.090 - 16.44.110 shall be made on forms provided by the Planning Director. The application shall be accompanied by all required information and fees. A pre-application meeting and/or neighborhood meeting may be required by the Planning Director. (Ord. 1237, 2007)