

ORDINANCE NO. 538-0

AN ORDINANCE AMENDING ORDINANCE NO. 491-O, TROUTDALE DEVELOPMENT ORDINANCE, RELATING TO MANUFACTURED HOME PARK REGULATIONS

WHEREAS, the State of Oregon has mandated that medium density residential districts be available for manufactured home park development, and

WHEREAS, the City of Troutdale does not provide for manufactured home parks within any residential district, and

WHEREAS, the Comprehensive Plan recognizes that manufactured homes are an affordable alternative housing type, and

WHEREAS, the Comprehensive Plan states that the City shall provide for mobile home developments under clear and objective standards, and

WHEREAS, there is a need for varied types of housing, and

WHEREAS, there is land available to accommodate the need for manufactured home parks, and

WHEREAS, City staff has initiated these amendments in response to ORS 197.475 and to meet the need for this type of housing.

WHEREAS, the Planning Commission held a public hearing on January 17, 1990 and received public comment.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF TROUTDALE THAT:

Article 1, Definitions, shall be amended to read:

Manufactured Home. A dwelling transportable in one or more sections, each built on a permanent chassis, which is designed to be used for permanent occupancy as a dwelling and which is constructed on a site other than its place of permanent use.

Manufactured Home Park. Any place where four or more manufactured homes are located within 500 feet of one another on a lot, tract or parcel of land under the same ownership, the primary purpose of which is to rent space or keep space for rent to any person for a charge or fee paid or to be paid for the rental or use of facilities or to offer space free in connection with securing the trade or patronage of such person.

R5 Zoning District, Section 3.042 (D), Permitted Uses shall be amended to read:

- E. Manufactured home subdivisions, manufactured home parks and planned developments.

R4 Zoning District, Section 3.052 (C), Permitted Uses shall be amended to read:

- C. Manufactured home subdivisions, manufactured home parks and planned developments.

Mobile Home Park, Section 5.916, shall be amended to read:

5.916 Manufactured Home Parks. A single-family residential manufactured home park is intended for manufactured homes on separate spaces within a manufactured home park. The purpose of these provisions is to extend the opportunity for low and moderately priced single-family homes, to ensure a high-quality living environment within manufactured home parks, to ensure that manufactured homes in manufactured home parks are safe and durable, and to protect property values within and adjacent to manufactured home parks.

- A. Establishment of a manufactured Home Park. A manufactured home park may be established as a permitted use in the R5 and R4 residential districts.

- B. Locational Criteria.

Access to manufactured home parks shall be from abutting public streets. No manufactured home space shall have direct vehicular access to a street bordering the park.

- C. Density, Minimum Site Size and Dimensions of Park. A 1 1 manufactured home parks shall meet the following minimum requirements:

1. The minimum size of a manufactured home park shall be one acre.
2. The number of permitted units allowed in a manufactured home park shall not exceed the density permitted in the underlying zone.
3. Minimum park street frontage - 100 feet.
4. Minimum park depth - - 150 feet.

- D. Standards and Criteria. Manufactured home parks must comply with the following standards and criteria:

1. Perimeter Setback and Buffer Area.
 - a. A perimeter setback and buffer area of at least twenty (20) feet shall be provided. This area shall remain unoccupied by any

structure, street, parking or driveway area, except that private street entrances may cross the perimeter buffer where necessary to provide access to the park.

b. Within that portion of the perimeter setback and buffer area which abuts a public street right-of-way, screening shall be achieved through one of the following:

1. A three-foot (3') high earthen berm with seventy-five (75) percent of the area planted with evergreen and deciduous trees, shrubs, and ground cover arranged so as to achieve an effective sight and sound buffer of at least six (6) feet in height to screen the park at the time of completion.

2. A six-foot (6') high decorative masonry wall, wooden fence, and a combination of evergreen and deciduous trees, shrubs, and ground cover arranged so as to achieve an effective sight and sound buffer to screen the park at time of completion.

c. Within that portion of the perimeter setback and buffer area which abuts adjacent parcels, a sight-obscuring wooden fence or a decorative masonry wall at least six feet in height shall be installed to screen the park from adjacent properties.

3. Dimensional Standards - Per Space.

- a. Front yard - 10 feet.
- b. Rear Yard - 20 feet, if not abutting a perimeter strip.
- c. Side Yard - 7.5 feet.
- d. Minimum distance between dwellings - 15 feet.
- e. Lot coverage - not to exceed 75%.

4. Minimum Dwelling Requirements.

- a. All manufactured homes shall have a gross floor area of at least 600 square feet.

- b. Any manufactured home established under this ordinance shall have been manufactured after June 15, 1976 and bear the Oregon Department of Commerce "Insignia of Compliance" indicating conformance with construction standards promulgated by the US Department of Housing and Urban Development (HUD).
 - c. Any manufactured home built before June 15, 1976 may be permitted if the owner obtains certification from the Oregon Department of Commerce that the home conforms with the HUD construction standards.
5. Landscaping/Open Space/Recreation Areas. All required landscaped areas shall comply with the general landscaping and vision clearance standards of this ordinance and the City's Development Standards.
- a. A minimum of 20% of the manufactured home park area shall be reserved for open space.
 - b. Such open space may include the perimeter setback and buffer area and improved outdoor recreation facilities.
 - c. 10% of the manufactured home park area shall be reserved and developed for common recreation space or structure.
 - d. Streets, access drives, parking lots and unoccupied portions of manufactured home spaces shall not be considered open space.
6. Public Facilities and Services.
- a. All developments are subject to the applicable requirements of the Development Standards and Public Facilities standards.
 - b. If a manufactured home space or permanent structure in the park is more than 500 feet from a public fire hydrant, the park shall have water supply mains designed to serve fire hydrants within 500 feet of such space or structure. Each fire hydrant shall be located along a vehicular way.

7. Mail Delivery. Each manufactured home space shall be provided with a mailbox, located on each manufactured home space or in a central mail station designed as an integral part of the manufactured home park, or in a stand containing clustered (4 or more) mailboxes located near the dwellings being served.
8. Accessory Structures. Each manufactured home space shall be provided with an accessory storage building with 100 square feet of enclosed floor area. All such storage buildings within the park shall be of uniform design and constructed of the same materials. There shall be no outdoor storage of furniture, tools, equipment, building materials or supplies belonging to the occupants or management of the park.
9. Solar Access. Solar access provisions of this ordinance shall apply to manufactured home parks.
10. Sidewalks/Pedestrian Pathways. A system of sidewalks or pathways shall be installed linking all manufactured home spaces, recreation areas, parking lots, and common buildings. This system may consist of conventional sidewalks paralleling the street, or an independent network of pathways. The system shall be linked with the sidewalks along perimeter streets bordering the manufactured home park. Pedestrian pathways and sidewalks shall be paved with a durable all-weather surface no less than four (4) feet in width.
11. Internal Circulation System/Parking. Internal roads and driveways shall be designed to provide safe and convenient access to manufactured home spaces and other facilities in the manufactured home park for service and emergency vehicles, but shall not be designed to encourage outside traffic to traverse the development.
 - a. All interior roadways shall be designed and constructed in accordance with the standards established by OAR 814-28-060 (8) for manufactured home park roads and streets.

- b. Pavement Width. All interior streets shall have minimum pavement width of 24 feet, exclusive of any pedestrian circulation systems.
- c. Curbs shall be installed on both sides of interior streets if built with a raised crown. If streets are built with an inverted crown, curbs are not required.
- d. Dead-end (cul-de-sac) streets shall serve no more than eighteen (18) manufactured home sites and have a minimum turning radius of forty (40) feet.
- e. On-street parking shall be prohibited. Off-street parking and loading facilities shall be provided in accordance with the requirements of Chapter 4, Development Standards.
- f. Required resident off-street parking spaces may be provided either on the manufactured home space or in an off-street parking bay within one hundred (100) feet from the dwelling served.
- g. Guest parking shall be provided in off-street parking bays in close proximity to the dwelling units served.
- h. Off-street parking shall be provided for all non-residential uses within the manufactured home park at the rate provided for in the City's off-street parking standards. These parking spaces shall be provided within one hundred (100) feet of the non-residential use.
- i. Recreational vehicles such as camping trailers, boats, campers, motor homes, and other such vehicles shall be parked or stored within an area specifically designated for such use and enclosed by a six-foot (6') high sight-obscuring wooden fence or decorative masonry wall with a gate.
- j. Off-street loading bays and maneuvering areas shall be provided for all uses receiving delivery vehicles on a regular basis in conformance with City Standards.

13. Signs. Park identification signs shall comply with the City sign regulations. In addition, the following standards apply:

- a. Each manufactured home park shall provide one (1) sign immediately inside the main entrance identifying the location of all interior streets and drives, visitor parking areas, storage areas, all manufactured home sites by number, and all other buildings and structures within the park, provided that the face of the sign does not exceed City standards, and is either backlighted or indirectly lighted.
- b. Each manufactured home site shall have a sign not larger than one (1) square foot identifying the number of each manufactured home site.
- c. Traffic control signs shall be installed as required by the City or other governmental agency.

14. Lighting, utility system, decks, play areas, park sanitation and maintenance. Requirements not specified within this section shall be those specified in OAR 814-28 and OAR 814-23.

E. Manufactured Home Installation Standards.

1. Prior to the occupancy of any manufactured home space, the owner of the manufactured home park shall obtain a certificate of occupancy from the City.
2. Wheels shall be removed from the manufactured home upon placement within a manufactured home park. Hubs and axles may remain.
3. All manufactured homes shall be skirted and tied down in accordance with state standards.

F. Manufactured Home Park Maintenance. The manufactured home park shall be maintained in a neat appearance at all times. Except for fully functioning vehicles, there shall be no outside storage of materials or equipment belonging to the park or to any guest of the park. All approved on-site improvements shall be the ongoing responsibility of the owner of the park.

The owner shall be responsible for the maintenance of all landscaping which shall be maintained in good condition in order to present a healthy, neat and orderly appearance that is free of refuse and debris.

PASSED BY THE COMMON COUNCIL OF THE CITY OF TROUTDALE THIS
13TH _____ DAY OF MARCH _____, 1990.

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NAYS 1 (BUI)

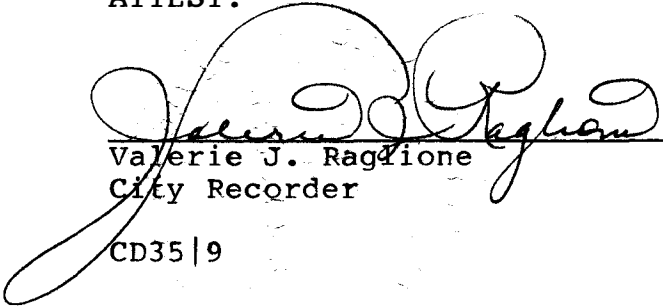
ABSTAINED 0



Sam K. Cox, Mayor

Date Signed: 3/14/90

ATTEST:



Valerie J. Ragione
City Recorder

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