

City of Sherwood, Oregon

ORDINANCE NO. 89-898

AN ORDINANCE AMENDING CITY CODES WITH RESPECT TO MANUFACTURED HOME PARKS, CONFORMING THE CITY'S MANUFACTURING HOUSING CODES TO NEW STATE STATUTES, ELIMINATING MANUFACTURED HOUSING SUBDIVISIONS AS A USE DISTINCT FROM OTHER FORMS OF RESIDENTIAL SUBDIVISION, AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, City Zoning and Community Development Code regulations with respect to manufactured home parks, manufactured home subdivisions, and manufactured homes generally, were adopted in 1981 and no longer reflect current industry and community standards nor State statutes, and

WHEREAS, the 1989 session of the State Legislature saw the passage of new regulations mandating that manufactured homes be allowed to locate on individual single-family residential lots provided certain standards are met, and

WHEREAS, certain provisions of the City's manufactured home regulations, in particular the 25% limitation contained in Code Sections 2.205.01.D and 7.601.03 are probably no longer valid or practical in light of the aforementioned Legislative action, and

WHEREAS, although the Legislature's decision will not become effective until 1991, the City desires to immediately amend its regulations for the benefit of present and future residents and landowners, and

WHEREAS, the City has determined, in the interest of assuring high quality housing and neighborhoods for all City residents, that manufactured housing parks should more closely conform to the standards applied to other residential development, and

WHEREAS, in light of the Legislature's decision to mandate manufactured homes on individual single-family residential lots, the need for a separate manufactured home subdivision ordinance has been nullified.

NOW, THEREFORE, THE CITY OF SHERWOOD ORDAINS AS FOLLOWS:

Section 1: Manufactured Home Parks. Section 2.205 of the Zoning and Community Development Code is hereby amended to read:

2.205 **Manufactured Homes**

2.205.01 **Manufactured Homes on Individual Lots**

A. Generally

Manufactured homes may be located on individual lots planned and zoned for MDRL uses provided that the manufactured home conforms to the definition contained in Section 1.202.81 and meets the standards contained in Section 2.205.01B.

B. Standards

1. Each manufactured home shall be multisectional and have a minimum floor area of one thousand (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 manufactured home is located not more than twelve (12) inches above grade.
3. The manufactured home shall have a pitched roof, with a slope of no greater than a nominal three (3) feet in height for each twelve (12) feet in width.
4. The manufactured home, and attached or detached garage, shall have exterior siding and roofing which is similar in color, material and appearance to siding and roofing commonly used on residential dwellings within the City, or which is consistent with the predominant materials used on surrounding dwellings, as determined by the City.
5. The manufactured home shall be certified by the manufacturer to have an exterior thermal envelope meeting performance standards which reduce levels equivalent to the performance standards required of single-family dwellings constructed under the State building code as defined in ORS 445.010.
6. The manufactured home shall have an attached or detached garage.
7. In addition to the provisions in paragraphs 1 to 6 of this subsection, the manufactured home and the lot upon which it is sited shall be subject to all other Code requirements to which a conventional single-family residential dwelling on the same lot would be subject, including but not limited to plumbing and electrical requirements.

2.206 MANUFACTURED HOME PARKS

Except as herein provided, the standards of the MDRL zone and the conditional use standards of Section 4.300 shall apply to all manufactured home parks. The following additional standards shall also apply:

2.206.01 Generally

A. Compliance Required

No land within the City shall be developed as a manufactured home park unless approved pursuant to Sections 2.206 and 4.300.

B. Sale Prohibited

Manufactured home park spaces shall be available for rental or lease only. Individual sale is prohibited.

C. Uses Permitted

No building, structure, or land within a manufactured home park shall be used for any purpose except for:

1. Residential manufactured homes, together with normal accessory uses such as cabanas, patio slabs, ramadas, carports or garages, and storage and washroom buildings.
2. Private and public utilities and services.
3. Community recreation facilities, including swimming pools, operated for the residents and guests of the park only.
4. One (1) manufactured or conventional residence for the use of a manager or a caretaker responsible for maintaining and operating the park.

D. Occupancy

No occupancy permit for any manufactured home park, building, or facility shall be issued by the City until the park or an approved phase of the park has been completed according to the final site plan approved by the Commission. Deviations from the

approved plan must be resubmitted to the Commission for review and approval.

E. Alterations and Additions

The owner(s) of the manufactured home park property, or duly authorized park management, shall be held responsible for all alterations and additions to a manufactured home park or to individual homes within the park, and shall ensure that all necessary permits and inspections are obtained from the City or other applicable authority prior to the alterations or additions being made.

2.206.02 Recreational Vehicles

- A. The occupancy of recreational vehicles within manufactured home parks as permanent living quarters are prohibited
- B. Unoccupied recreational vehicles located in designated parking or storage areas within manufactured home parks are permitted.
- C. If storage yards for recreational vehicles, boats or trailers are provided, an eight (8) foot high sight-obscuring fence shall be erected around the perimeter of the storage yard.

2.206.03 Design Standards

- A. Spaces shall be a minimum of five thousand (5,000) square feet, with a width of no less than twenty-five (25) feet at the front space line and fifty (50) feet at the building line.
- B. The boundaries of all spaces shall be surveyed or otherwise suitably and permanently marked on-site, as determined by the City.
- C. Two (2) off-street parking spaces shall be provided for each manufactured home space. Additional off-street parking spaces shall be provided in the manufactured home park with not less than one (1) additional parking space per every ten (10) manufactured homes. All off-street parking spaces shall be paved.
- D. A minimum four (4) foot wide sidewalk shall be required on one (1) side of all private streets within manufactured home parks.

2.206.04 Siting Standards

- A. Only one (1) manufactured home shall be permitted on a manufactured home space.
- B. The supplementary siting standards contained in Section 2.300 shall apply to manufactured home parks, provided that space lines shall be deemed to be the equivalent to lot lines for the purposes of applying those standards.
- C. Setbacks for accessory buildings shall be equivalent to setbacks required in the MDRH zone, Section 2.104.04B. Space lines shall be deemed the equivalent to lot lines for the purposes of applying those setback standards. Ramadas, cabanas, awnings, carports and other attached structures shall be considered part of the manufactured home for setback purposes.

2.206.05 Unit Standards

- A. Each manufactured home shall be multisectional and have a minimum floor area of one-thousand (1000) square feet.
- B. Except as otherwise herein provided, accessory uses, buildings, and structures shall be treated as per Section 2.207.
- C. All manufactured homes shall be placed on a foundation stand, adequate to provide a stable, fixed support. The stand shall be all-weather and surfaced with asphalt, concrete or crushed rock, and at least as large as the manufactured home.
- D. All manufactured homes shall provide exterior finishing and construction as follows:
 - 1. Skirting of moisture resistant, non-combustible material or fire retardant wood.
 - 2. Pedestals, or blocking supports, insuring adequate support and in compliance with the Oregon Department of Commerce manufactured home setup procedures.
 - 3. Awnings, car ports, cabanas, and similar structures shall be of a material, size, color and pattern similar to the manufactured home and shall conform to all applicable building codes.

2.206.06 Utility Standards

- A. All manufactured homes, service buildings and accessory structures shall be connected to public water and sewer systems in accordance with City standards.
- B. Sufficient fire hydrants shall be installed so that no manufactured home, and other structure is further than three hundred (300) feet from a hydrant, as measured down the center lines of streets, whether private or public.
- C. All electrical and plumbing connections shall comply with applicable State building codes.

2.206.07 Vehicular Circulation

- A. All private streets shall be constructed in accordance with applicable City standards and shall be curbed. The minimum paved street improvement width shall be:
 - 1. Twenty-eight (28) feet with no on-street parking allowed.
 - 2. Thirty-two (32) feet with parking allowed on one (1) side
 - 3. Thirty-six (36) feet with parking allowed on two (2) sides, provided that at least one (1) private street thirty-six (36) feet in width with no parking allowed shall be constructed to intersect with an adjacent public street.
- B. Any street within the manufactured home park that, due to volumes of traffic or street location, functions as a minor collector or higher functional classification roadway shall be a public street and constructed to full City public improvement standards.

2.206.08 Miscellaneous Standards

- A. All other community design standards contained in Chapter 5, relating to off-street parking and loading, energy conservation, environmental resources, landscaping, access and egress, signs, parks and open space, on-site storage, and site design that are not specifically varied by Section 2.206 shall apply to manufactured home parks.

Section 2. Manufactured Home Subdivisions. Section 7.600, Manufactured Home Subdivisions, is hereby repealed in its entirety.

Section 3. Miscellaneous Provisions. Section 1.202.01 defining

manufactured home subdivisions is hereby repealed in its entirety, as are all references to manufactured home subdivisions contained in Section 2.101.02B. All references to manufactured homes permitted in the MDRH zone are hereby changed to the MDRL zone..

Section 4: Effective Date. This Ordinance shall become effective on the 30th day after its enactment by the City Council and approval by the Mayor.

Duly passed by the City Council this
11 day of October, 1989.

Polly Blankenbaker
Polly Blankenbaker, City Recorder

Approved by the Mayor this 20 day of
October, 1989.

Norma Jean Oyler
Norma Oyler, Mayor

	<u>AYE</u>	<u>NAY</u>
Birchill	<u>absent</u>	_____
Chavez	<u>✓</u>	_____
Hitchcock	<u>✓</u>	_____
Boyle	<u>✓</u>	_____
Oyler	<u>✓</u>	_____