CHAPTER 4.8
MANUFACTURED DWELLING FACILITY STANDARDS

Section 4.8.10 - PURPOSES

The provisions in this Chapter are established to ensure a safe and healthful living environment for residents of Manufactured Dwelling Facilities and to ensure that Manufactured Dwelling Facilities can provide affordable quality housing compatible with adjacent land uses. In addition, these provisions are intended to ensure compliance with State regulations governing review of Manufactured Dwelling Facility development.

Section 4.8.20 - AREA REQUIREMENTS

a. The minimum size for a Manufactured Dwelling Facility, as defined in Chapter 1.6 - Definitions, is five acres.

b. The minimum size for a Manufactured Dwelling space is 3,000 sq. ft. ORS 446.100(c), as amended, requires that the space be at least 30 ft. wide and 40 ft. long.

Section 4.8.30 - PERMITTED STRUCTURES

a. Manufactured Dwellings and Mobile Homes, as defined in Chapter 1.6 - Definitions.

b. Accessory Structures - Structures customarily incidental to the Primary Use in accordance with Chapter 4.3 - Accessory Development Regulations.

Section 4.8.40 - SETBACK AND SEPARATION FOR THE FACILITY PERIMETER

a. **Setback between Facility Structures and Abutting Properties** - Between the abutting property and any Dwelling or Accessory facility structure or facility road a minimum setback shall be required equal to the rear yard setback specified by the zone of the abutting property, but not less than five ft.

b. **Setback between Facility Structures and a Public Street Right-of-Way** - Between the public right-of-way and any Dwelling or Accessory facility structure, an average setback of 25 ft. shall be required along the public street, with a minimum setback equal to the front yard setback of the zone.

Section 4.8.50 - FACILITY PERIMETER TREATMENT

a. **Perimeter Treatment Adjacent to Abutting Properties** - A sight-obscuring fence or wall six ft. in height shall surround each Manufactured Dwelling Facility, except as specified below for lands adjacent to public streets. Plantings in the required setback area shall be used to reinforce this Buffer.

b. **Perimeter Treatment Adjacent to Public Streets** - An applicant can choose one of two options for perimeter treatment adjacent to public streets:

1. Option I - A six ft.-high sight-obscuring screen shall be provided through the use of fencing and vegetation and/or earth sculpting and vegetation.

   a) Fencing - Fences shall have an average 15 ft. setback from the public right-of-way and shall meet Vision Clearance Area requirements as specified by the City Engineer. Fencing closer than 15 ft. to the public right-of-way shall be subject to the zone's restrictions on front yard fencing. Long expanses of fence or wall along public streets shall be designed to prevent visual monotony through the use of off-sets, landscaping, and change in materials.

   b) Earth Sculpting - See Figure 4.8-1 - Earth Sculpting for Buffering. Earth sculpting shall be used in conjunction with plant materials and, when combined, the screen shall be six ft. high in two years. This combination of earth sculpting and plant materials is subject to the following standards:

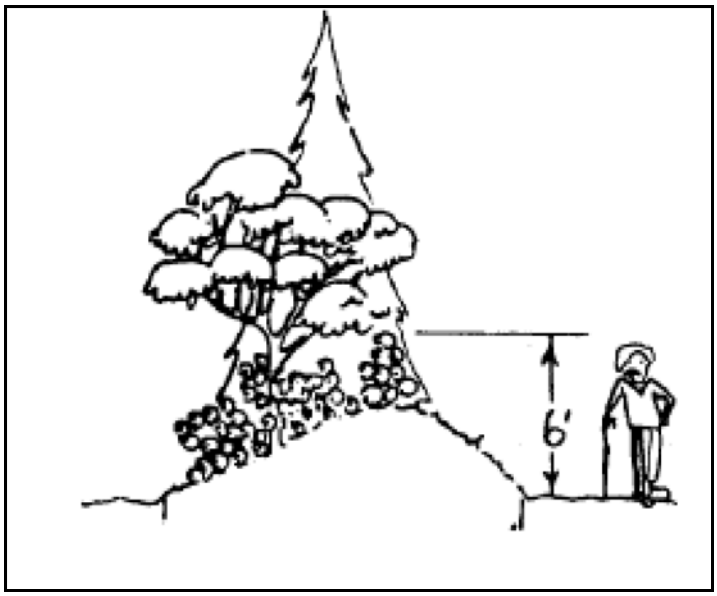

Figure 4.8-1 Earth Sculpting for Buffering

1) At a minimum, the earth sculpting shall include a berm with a slope grade not exceeding 40 percent, 1:2.5, on the side facing the street. The slope for the side facing the facility may vary.

2) At least one row of deciduous and/or evergreen shrubs spaced not more than five ft. apart shall be planted on this berm.

3) Lawn, low-growing evergreen shrubs, and evergreen ground cover shall cover the balance of the setback area.

2. <u>Option II</u> -

a) A Manufactured Dwelling space that abuts the perimeter setback shall be a minimum of 5,000 sq. ft.

b) Manufactured Dwellings abutting a public street shall have staggered setbacks and a variety of living unit orientations such as indicated below in Figure 4.8-2 Staggered Setbacks and Variable Orientations. The required off-sets between adjacent Dwellings shall be at least eight ft. as measured perpendicular from the street; or

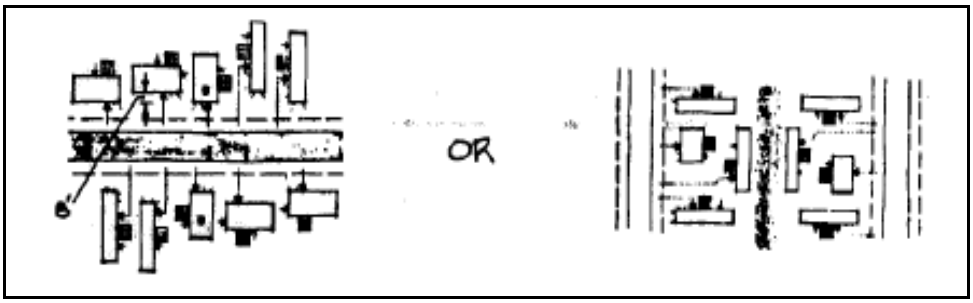

Figure 4.8-2 Staggered Setbacks and Variable Orientations

c) An alternative to the above is to use a uniform setback but provide a substantial acute or obtuse angle from the street, such as indicated below. See Figure 4.8-3 Angled Orientation with Uniform Setbacks. As used in this provision, a substantial acute or obtuse angle is greater than 30 degrees; or

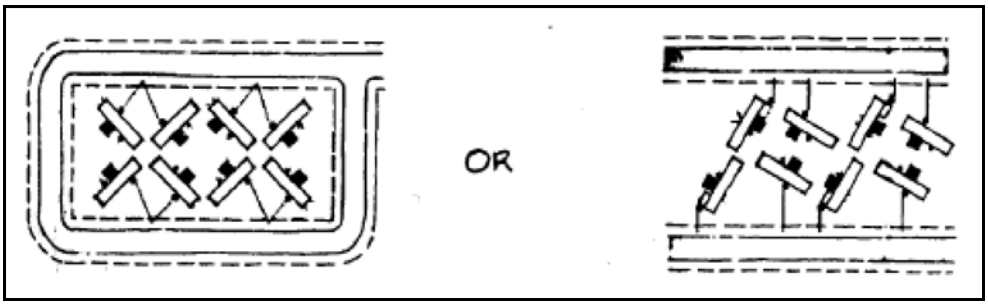

Figure 4.8-3 Angled Orientation with Uniform Setbacks

d) A third alternative is to establish an eight ft. minimum building off-set by using attached garages or triple-wide expansions such as indicated below in Figure 4.8-4 Attached Garages and Triple-wide Expansions.

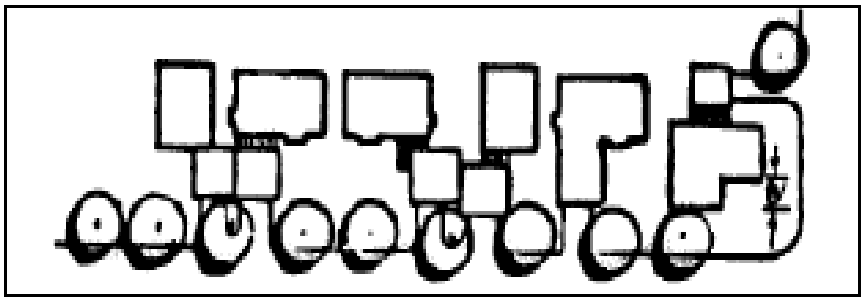

Figure 4.8-4 Attached Garages and Triple-wide Expansions

e) Driveway access on local public streets shall occur at the maximum frequency of one access for every two Dwellings. Access from individual Dwellings shall not be permitted on Arterial Streets. Access to Collector Streets shall be subject to review by the City Engineer.

Section 4.8.60 - SETBACK AND SEPARATION FOR STRUCTURES WITHIN THE FACILITY

a. Dwellings shall be separated by at least 10 ft. on all sides. See Figure 4.8-5 Structure Separation.

b. Dwellings shall be placed at least 14 ft. apart if a flammable or combustible fuel storage vessel is located on or between units.

c. Dwellings shall be separated from facility buildings by at least 10 ft.

d. Any Structure and a facility street or any Structure and a sidewalk intended for public use shall be separated by at least five ft.

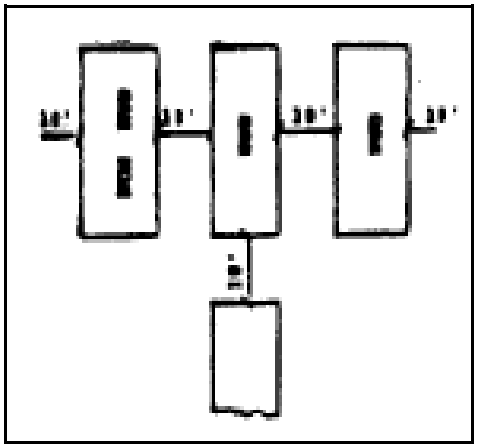

Figure 4.8-5 Structure Separation

e. Accessory Structures and Dwellings Shall Be Separated as Follows -

1. An Accessory building shall be separated at least six ft. from any Dwelling or other Accessory building on adjacent space, except in the case of Section 4.8.70.b below.

2. When a double carport or garage is built to serve two adjacent Dwellings, a minimum three-ft. separation shall be provided between the double carport and any adjacent structure, Dwelling, or Accessory facility structure. As an alternative, a one-hour fire wall separation may be provided through the center of a double carport serving an adjacent Dwelling.

Section 4.8.70 - SITE DEVELOPMENT STANDARDS

a. Parking and Accessways -

1. Parking - Off-street parking facilities shall be provided onsite in accordance with Chapters 4.1 - Parking, Loading, and Access Requirements and 4.2 - Landscaping, Buffering, Screening, and Lighting.

2. Street Widths - Facility streets shall be a minimum width of 20 ft. If on-street parking is permitted, ORS 446.095(1), as amended, requires a minimum width of 30 ft. Streets serving more than 12 Dwelling spaces shall be a minimum width of 24 ft. Streets serving more than 30 Dwelling spaces shall be a minimum width of 28 ft.

3. Street Standards - Streets shall be paved to standards adopted by the City Engineer.

4. Dead End Streets - Dead end streets over 400 ft. in length shall have a standard Cul-de-sac bulb with a 38-ft. curb-side radius. Shorter dead end streets shall have a turnaround approved by the City Engineer.

5. Walkways - Paved walkways, at least five ft. wide and accessible to wheelchairs, shall be provided to connect facility buildings to a facility street or public street. In addition, for an area with more than 25 Dwelling spaces, a street sidewalk or equivalent pedestrian walkway shall be provided to connect the area to a public sidewalk.

6. Lighting - Private facility roadways shall be lighted at intersections and pedestrian crossings and all site lighting shall be consistent with the lighting provisions in Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting.

7. Street Signs - Street identification signs shall be provided according to applicable City requirements if 50 or more Manufactured Dwelling spaces are on the site.

8. Fire Access - Access for fire protection services shall permit fire apparatus to approach within 100 ft. of each Dwelling. In addition, each Manufactured Dwelling space shall have direct access to a street to permit emergency escape. This access shall be an unobstructed area not less than 14 ft. wide.

b. Siting of Dwellings within the Facility -

1. Dwellings shall have staggered setbacks and a variety of Dwelling Unit orientations such as indicated below in Figure 4.8-6 Dwelling Unit Orientation and Setbacks. The required off-sets between adjacent Dwellings shall be at least eight ft. as measured perpendicular from the street; or

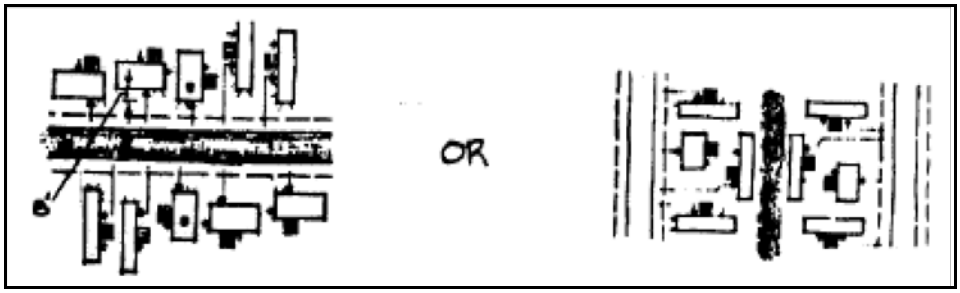

Figure 4.8-6 Dwelling Unit Orientation and Setbacks

2. An alternative to the above is to use a uniform setback but provide a substantial acute or obtuse angle from the facility street, such as indicated below in Figure 4.8-7 Obtuse Angle Orientation. As used in this provision, a substantial acute or obtuse angle is greater than 30 degrees.

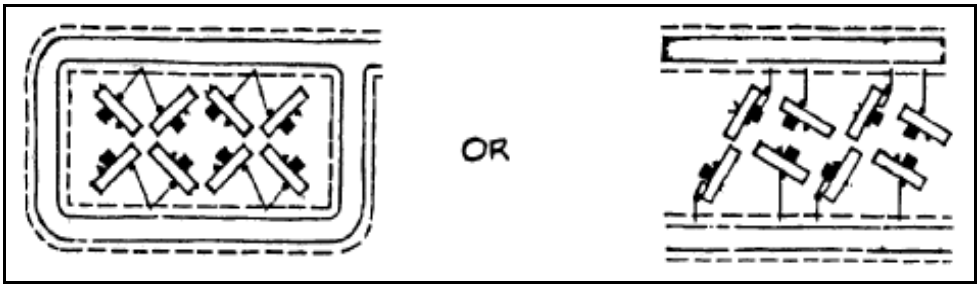

Figure 4.8-7 Obtuse Angle Orientation

c. Public and Private Facilities

1. Each Manufactured Dwelling Facility space shall be provided with water, sanitary sewer, storm drainage, and street facilities; and electrical power, telecommunication, cable television, and natural gas services in accordance with Chapter 4.0 - Improvements Required with Development.

2. Applications for Manufactured Dwelling Facilities that would adjoin an open, natural drainageway or would be located in a floodway fringe shall be reviewed in accordance with Chapter 4.5 - Natural Hazard and Hillside Development Provisions and Chapter 4.13 - Riparian Corridor and Wetland Provisions.

d. Play Areas - A separate play area shall be provided in all Manufactured Dwelling Facilities that accommodate children unless each Manufactured Dwelling Space has a minimum size of 4,000 sq. ft. A required play area shall be at least 2,500 sq. ft. in area with no dimension less than 30 ft. At least 100 sq. ft. of play area shall be provided for each Manufactured Dwelling space less than 4,000 sq. ft.

e. Space Coverage - Not more than 60 percent of a Manufactured Dwelling space shall be occupied by a Dwelling and any other attached or detached structure used in conjunction with such Dwelling.

f. Decks - Each Manufactured Dwelling space shall have at least one private or semi-private outdoor space adjacent to the Dwelling, constructed of concrete, asphalt, flagstone, wood, or other equivalent surface material totaling at least 120 sq. ft. of area and not less than eight ft. wide in any dimension.

g. Skirting - Each Mobile Home or Manufactured Dwelling located in a Manufactured Dwelling Facility shall have continuous skirting that, in design, color, and texture, appears to be an integral part of the exterior walls or the foundation of the Dwelling.

Section 4.8.80 - LANDSCAPE PLAN

A landscape plan is required prior to issuance of Building Permits. This plan shall be drawn to scale and shall show the location of existing trees and vegetation proposed to be removed or to be retained on the site, the location and design of landscaped areas, the varieties and sizes of trees and plant materials to be planted on the site, contour lines indicating any proposed earth sculpting, and other pertinent landscape information. The plan shall also be consistent with the provisions outlined in Section 4.8.90.

a. Plant Coverage and Maintenance

Required landscape areas shall be covered by living plant materials capable of attaining 90 percent ground coverage within three years. The plant materials shall be continuously maintained and irrigated with permanent facilities.

b. Plantings in Perimeter Area

In addition to the requirements specified in Section 4.8.50, above, and in Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, landscaping shall be used to screen decks and storage areas from the public roadway. Plant masses shall also be established between perimeter Dwellings to reduce negative visual effects of roads and vehicle storage areas located within the facility.

c. Plantings along Facility Streets -

1. Street Trees - Street trees shall be provided in accordance with Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting.

2. Planting Continuity - To provide continuity, trees of the same or similar species shall be planted along facility streets. The consistent use of lighting fixtures, fencing styles, and carports can complement this street tree pattern. See Figure 4.8-8 Planting Continuity below.

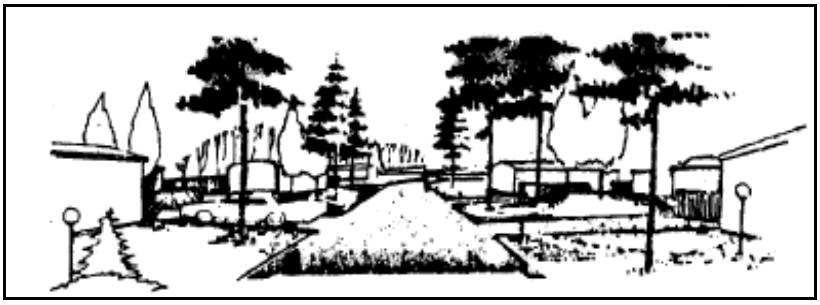

Figure 4.8-8 Planting Continuity

3. <u>Street Focal Points</u> - The real or visually apparent end of a street shall be planted heavily either with foreground plants or with background plants. See Figure 4.8-9 Street Focal Point.

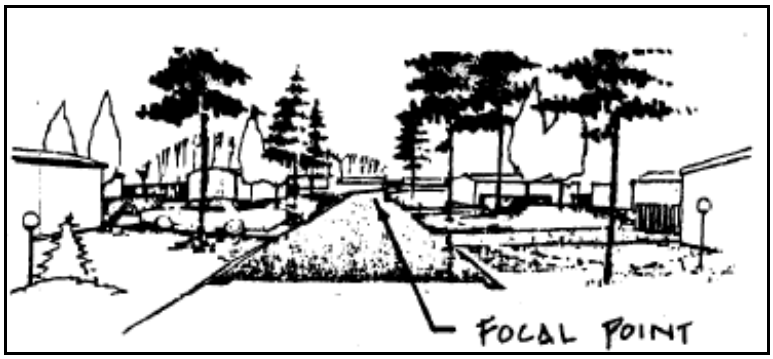

Figure 4.8-9 Street Focal Point

d. **Planting for Energy Efficiency** - Appropriate plant materials shall be used to cool Dwellings in the summer and help insulate them in the winter. Possible applications are illustrated below in Figure 4.8-10 Planting for Energy Efficiency

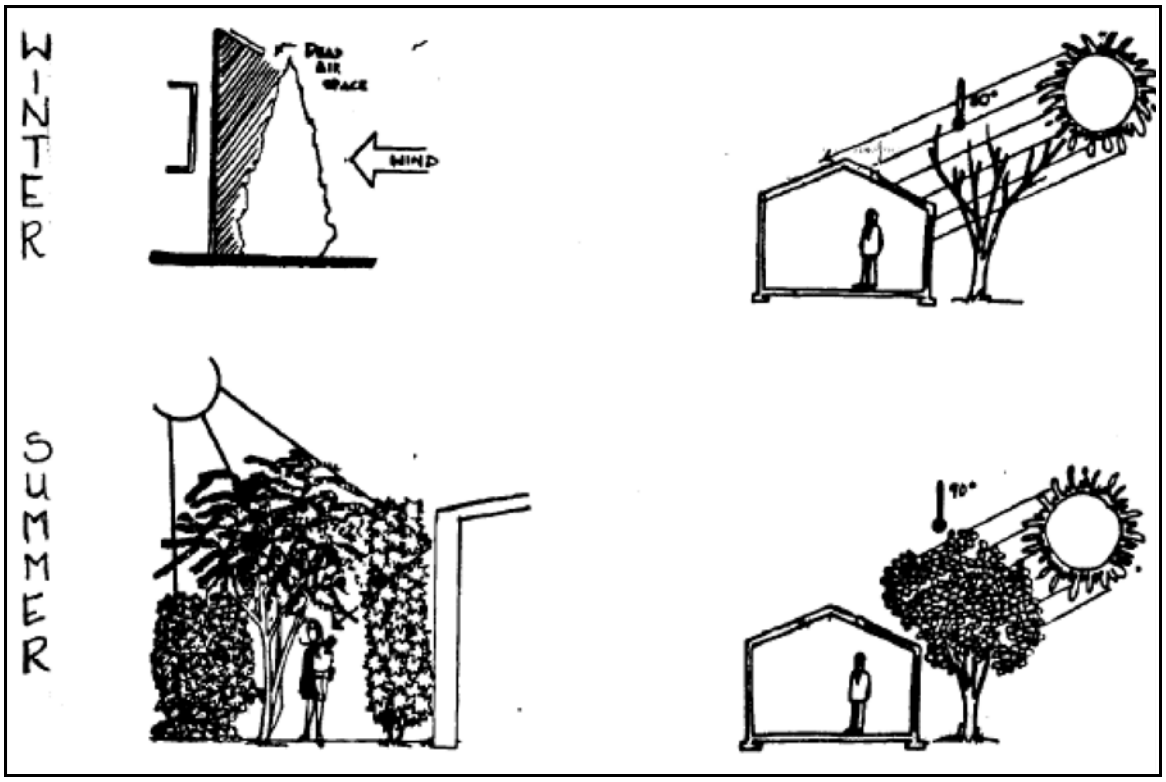

Figure 4.8-10 Planting for Energy Efficiency

Section 4.8.90 - LANDSCAPING, NATURAL HAZARDS, MINIMUM ASSURED DEVELOPMENT AREA (MADA), AND NATURAL RESOURCES

Unless specified more strictly in this Chapter, landscaping shall be consistent with the provisions of Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting. Natural Hazards, Minimum Assured Development Area (MADA), and Natural Resources shall be addressed in accordance with Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 - Natural Hazard and Hillside Development Provisions, Chapter 4.11 - Minimum Assured Development Area (MADA), Chapter 4.12 - Significant Vegetation Protection Provisions, and Chapter 4.13 - Riparian Corridor and Wetland Provisions.