

## Article 16 – MOBILE HOMES

### **ARTICLE 16 - MOBILE HOME PARKS, INDIVIDUAL SINGLE-WIDE MOBILE HOMES & DEPENDENT RELATIVE SINGLE-WIDE MOBILE HOMES**

#### **Section 16.00 - Purpose & Intent**

The purpose of this Ordinance shall be to prescribe procedures and standards under which mobile home parks, individual single-wide mobile homes and dependent relative single-wide mobile homes may be submitted for review and approval by Hood River County. The intent of this Ordinance is to recognize that although mobile homes are required to meet State standards, Hood River County further requires mobile homes to comply with local siting standards, to ensure acceptance and compatibility with adjacent land uses, and in recognition of an identified need to provide an adequate diversity of housing types and environments for local residents.

#### **Section 16.05 - Definitions**

- A. Mobile Home Park: Any place where four or more mobile 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 persons. "Mobile home park" does not include a lot or lots located within a subdivision being rented or leased for occupancy by no more than one mobile home per lot if the subdivision was approved by the local government unit having jurisdiction under an ordinance adopted pursuant to ORS 92.010 to 92.170 (1985).
  
- B. Mobile Home: A vehicle or structure constructed for movement on the public highway, that has sleeping, cooking and plumbing facilities, is intended for human occupancy and is being used for residential purposes. A mobile home includes either a mobile home manufactured after May 1, 1972, which exhibits the Oregon Department of Consumer and Business Services "Insignia of Compliance" indicating it is manufactured to the State Mobile Home Construction Standards, or a mobile home manufactured after June 5, 1976, which exhibits the State Department of Commerce and Business Services "Insignia of Compliance" that indicates conformance with the Federal Housing & Urban Development (HUD) Construction Standards. The above definitions do not make a distinction between a "single-wide or double-wide mobile home", however Hood River County does differentiate. Some different characteristics and features include:
  - 1. Single-Wide: Single chassis; approximately 14 feet wide; length, 40-70 feet; can have "tip-outs" or expansion areas for living purposes; except for mobile

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home parks, single-wides are not permitted outright in any zoning district; they are not considered similar to conventional dwellings, nor are they allowed to replace conventional dwellings; single-wides require either approval by the County Planning Department or a County conditional use permit prior to being placed on lot or parcel in Hood River County, and they must comply with the definitions in paragraph B. above.

2. Double-Wide: Is the result of the combination or joining of two or more chassis or sections; length, 40-70 feet; resembles a conventional house; affixed to real property by a continuous concrete wall foundation or other appropriate foundation; are permitted uses in Hood River County; are considered conventional dwellings and must comply with the definitions in paragraph B. above.

### **Section 16.10 - Planning Director Conference & Review:**

- A. The applicant shall have a pre-application conference with the Planning Director or his designate.
- B. Based upon the pre-application conference, if required, the applicant shall make application for the appropriate process. The applicant is required to pay a filing fee and present affirmative findings addressing applicable provisions of this Ordinance.

### **Section 16.15 - Mobile Home Parks:**

- A. Procedures for Review & Approval: The procedure for review and approval of a mobile home park requires making application for a conditional use permit and a public hearing by the Hood River County Planning Commission, pursuant to Article 60 of this Ordinance.
- B. Applicability: Pursuant to compliance with applicable provisions in Article 16, mobile home parks are only conditionally permitted in the following zoning districts: Residential Zone (R-1); Residential Zone (R-2); Rural Residential Zone (RR); Rural Center Zone (RC); and Commercial Zone (C-1).
- C. Permitted Uses: Mobile homes including single-wide and double-wide mobile homes.
- D. Conditional Uses Permitted: Conditional uses permitted in zoning districts listed

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in B. above.

- E. State Department of Consumer and Business Services: Applicant is advised that although County approval is required, the primary issuing authority for mobile home parks is the Department of Consumer and Business Services, consequently the applicant is strongly requested to have a pre-application conference with the Department of Consumer and Business Services prior to making a formal County application
- F. Mobile Home Park Standards: A mobile home park shall be built to State standards as Prescribed by the Department of Consumer and Business Services and shall comply with the following standards.
1. Master plan showing general layout of the entire mobile home park as required by the State Department of Consumer and Business Services, shall be submitted with the County application and fee. Although a complete master plan showing total build out is required, phasing of actual development is supported provided that the phasing is described or noted on the master plan map.
  2. Each mobile home shall be required to obtain a County mobile home setup permit and receive approval by the County Planning Department and the County Building Official prior to occupancy.
  3. Continuous skirting around each mobile home.
  4. Maximum number of mobile homes per acre, 8.
  5. Single-wide mobile homes shall be tied down with devices that meet State standards or as approved by the County Building Official.
  6. Direct access to a collector or arterial street.
  7. Public sewer and water systems acceptable to the County Sanitarian or Department of Environmental Quality.
  8. Mobile home will maintain the following separations and setbacks:
    - a. Distance between mobile homes shall not be less than 10' end-to-end or side-to-side.

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- b. Distance from other park buildings, 10'. If the other park building is an accessory building to a dwelling, then the distance shall be based on “fire separation requirements within a manufactured home park” as provided by the Oregon Residential Specialty Code.
  - c. 25' from public street right-of-way.
  - d. 10' from park property lines.
  - e. The distance between non-HUD approved mobile homes placed parallel to each other may be 10' on one side, but must be at least 14' on the other. When not placed parallel to each other, or when parallel if one or more of the units is a tip-out, non-HUD approved mobile homes may be 10' apart on both sides, but must be at least 14' apart for half their length.
  - f. Adjacent mobile homes in all parks must be placed at least 14' apart where a flammable or combustible fuel storage vessel is located on or between units.
9. Landscape Requirements:
- a. A landscaping plan drawn to scale shall be submitted showing landscaping for the entire perimeter of the mobile home park. The plan shall show the location of all landscaped materials and include a plant material listing by common name, botanical name, and total number of individual plant materials being planted.
  - b. An emphasis will be placed on providing dense landscaping along public streets. Screening in the form of fences or berms may be integrated with plant materials.
10. Mobile home park will accommodate only mobile homes and not recreational vehicles except for storage in a designated storage area.
11. The County recognizes existing mobile home parks (August, 1985) as pre-existing non-conforming uses, provided they do not cause a threat to life, health, property and general welfare of the public, and are in compliance with the requirements of the Department of Consumer and Business Services. However, expansion of existing mobile home parks will be required to comply with provisions of Article 16.

### **Section 16.20 - Single-Wide Mobile Homes on Individual Lots**

A single-wide mobile home on an individual lot (not a mobile home park) shall comply with the following provisions and standards:

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- A. Applicability: The following single-wide mobile homes proposed in specific zoning districts listed and on individual lots require County Planning Director or his designate's approval.
1. Primary Forest Zone (F-2) and Forest Zone (F-1): Any mobile home (including the following single-wides) proposed in a forest zone shall comply with provisions in Article 5 - Forest Zone (F-1), Section 5.30 - Criteria and Standards for Approval, or applicable provisions in Article 6 - Primary Forest Zone (F-2)
    - a. \*A mobile home for security personnel and as a temporary use while constructing a dwelling that is necessary and accessory to a commercial forest use for a period not exceeding two years.
    - b. A mobile home, which is in conjunction with a logging operation or construction project during the life of the operation or project (temporary use).
  2. Exclusive Farm Use Zone (EFU): \*Any mobile home (including the following single-wides) proposed in the Exclusive Farm Use Zone shall comply with one of the following provisions in Article 7 Exclusive Farm Use Zone: Section 7.50 – Farm Dwelling Determination, or Section 7.40 - Uses Subject to Conditional Use Permit, subparagraph D, or Section 7.65 - Pre-Existing Non-Conforming Lots and Lots of Record. A mobile home for agricultural purposes and as a temporary use while constructing a dwelling for a period not exceeding two years.
  3. Residential Zone (R-1) and Residential Zone (R-2): \*A mobile home for agricultural purposes, security personnel, and as a temporary use while constructing a dwelling for a period not exceeding two years.
  4. Rural Residential Zone (RR): \*A mobile home meeting the following criteria:
    - a. For agricultural related purposes;
    - b. Temporary use while constructing a single family dwelling for a period not exceeding two years; and
    - c. Security purposes.
  5. Commercial Zone (C-1) and Industrial Zone (M-1): \*A mobile home for

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agricultural purposes, security personnel, and as a temporary use while constructing a dwelling not exceeding two years.

*\* Recreational vehicles can also be used as a temporary use while constructing a dwelling for a period not exceeding two years.*

### A. Standards:

1. Compliance with the definition of mobile home.
2. Obtain a County mobile home set-up permit and receive approval from County Planning Department and County Building Official prior to occupancy.
3. Shall have continuous skirting.
4. Shall be tied down with devices that meet State standards or is approved by the County Building Official.
5. The owner of the lot shall agree that when the single-wide mobile home is removed from its foundation, the owner shall within 30 days either replace the mobile home with another approved mobile home, or remove the foundation, mobile home accessory structures, and other structures on the property, and disconnect sewer, water and other utilities.
6. Compliance with applicable provisions of the zoning district in which the mobile home is sited.

### **Section 16.25 - Single-Wide Mobile Homes on Individual Lots for Dependent Relative**

A single-wide mobile home on an individual lot for a dependent relative shall comply with the following provisions and standards:

- A. Procedure for Review & Approval: The procedure for review and approval of a mobile home for a dependent relative requires making application for a conditional use permit and an administrative decision by the County Planning Director or his designate pursuant to provisions in Article 72 Planning Director Review Procedures.
- B. Applicability: Pursuant to compliance with applicable provisions, mobile homes for dependent relatives are only conditionally permitted in the following zoning districts: Forest Zone (F-1); Primary Forest Zone (F-2); Exclusive Farm Use Zone

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(EFU); Residential Zone (R-1); Residential Zone (R-2); Rural Residential Zone (RR); Commercial Zone (C-1); and Rural Center Zone (RC). The mobile home shall also comply with applicable provisions listed in the above ordinances.

### C. Standards:

1. Compliance with all provisions in Section 16.20, paragraph B., Standards.
2. Mobile homes for a dependent relative (temporary use) subject to affirmative findings through documentation being presented to the Planning Director that the following criteria are met:
  - a. Justification that the relative is dependent upon care by either a relative or a person medically certified to care for such a person on a full time basis.
  - b. Dependent relative, relative providing care, or medically certified person to be the primary full time resident.
  - c. The use will be considered temporary and when no longer needed will be removed.
  - d. Medical doctor confirmation that full time care is necessary.
  - e. The dependent relative is not employed full time off the site.
  - f. Compliance with applicable provisions of the zoning district in which the mobile home is proposed.

### **Section 16.30 - Four or More Single-Wide Mobile Homes in Conjunction with Farm Use**

Proposals for four or more single-wide mobile homes in conjunction with farm use shall present documented affirmative findings demonstrating compliance with the following criteria and factors:

- A. Article 3 - Exclusive Farm Use Zone (EFU), specifically Section 3.02 Permitted Uses and Section 3.06 - Farm Dwelling Determination.
- B. Section 16.05 - Definition, Mobile Home Park.
- C. Section 16.15 - Mobile Home Park

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Appendix F

## HOOD RIVER COUNTY PLANNING COMMISSION

RESOLUTION PERTAINING TO COUNTY        (          
ADMINISTRATION OF MOBILE HOMES       ( RESOLUTION #87-1  
CONSTRUCTED PRIOR TO 1972.            (        

WHEREAS, Hood River County differentiates between single-wide and double-wide mobile homes, however the State of Oregon does not;

WHEREAS, Hood River County does not permit outright single-wide mobile homes, but requires approval by the County Planning Department or a County conditional use permit prior to being placed on a lot or parcel in Hood River County;

WHEREAS, the Hood River County Planning Commission discussed at the March 11th , 1987, public hearing, land use implications for single-wide mobile homes constructed prior to 1972 that don't meet the County's definition of "mobile home";

WHEREAS, the State of Oregon recognizes the following as mobile homes: a mobile home manufactured after May 1, 1972, which exhibits the Oregon Department of Commerce "Insignia of Compliance" indicating the mobile home was manufactured to State Mobile Home Construction Standards, or a mobile home manufactured after January 5, 1976, which exhibits the Oregon Department of Commerce "Insignia of Compliance" indicating conformance with the Federal Housing & Urban Development Construction Standards.

WHEREAS, pursuant to the requirements of Article 72 - Planning Directors Review Procedure, Section 72.30, subparagraph D., the County Planning Director can recommend that the Planning Commission conduct a public hearing regarding any administrative action.

WHEREAS, the Hood River County Planning Commission recognizes the need to be equitable to all applicants, adjacent property owners, other public, etc., regarding administration of land use laws and County building permits pertaining to mobile homes constructed prior to 1972;

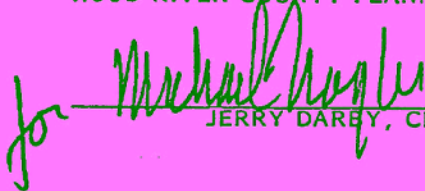


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THEREFORE, BE IT RESOLVED that the County Planning Commission will conduct a public hearing regarding any County land use action, building or mobile home set-up permit involving a mobile home constructed prior to 1972. Mobile homes constructed after 1972, and meeting the County's definition of single-wide or double-wide mobile home, will be processed by the County Planning Department pursuant to the requirements of Article 16 - Mobile Home Parks (which includes provisions for individual single-wide mobile homes and dependent relative single-wide mobile homes).

DATED THIS 8 DAY OF APRIL, 1987.

HOOD RIVER COUNTY PLANNING COMMISSION

for   
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JERRY DARBY, CHAIR

ATTEST:

  
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MICHAEL NAGLER, PLANNING DIRECTOR