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CHAPTER 16 MOBILE HOME PARKS

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CHAPTER 16 MOBILE HOME PARKS

SECTION 16.010 Review

In addition to the general provisions of this Ordinance, special provisions for the establishment of a new mobile home park or the expansion of an existing mobile home park are required. No mobile home park shall be established or expanded and no plan for said park shall be filed or recorded until submitted to and approved by the Approving Authority.

SECTION 16.020 Information Required for Preliminary Site Plan Review

The application for a preliminary site plan review for a mobile home park shall be filed with the Planning Office in the form described by the Director and shall be accompanied by five (5) copies of the site plan showing the general layout of the entire mobile home park and drawn at a scale not smaller than one inch (1") representing fifty feet (50'). The drawing shall show the following information:

- A. Name of the property owner, applicant, and person who prepared the plan;
- B. Name of the mobile home park and address;
- C. Scale and north point of the plan;
- D. Vicinity map showing relationship of mobile home park to adjacent properties and surrounding zoning;
- E. Boundaries and dimensions of the mobile home park;
- F. Location and dimensions of each mobile home site; designate each site by number, letter or name;
- G. Location and dimensions of each existing or proposed building;
- H. Location and width of park streets;
- I. Location and width of walkways;
- J. Location of each lighting fixture for lighting the mobile home park;
- K. Location of recreational areas and buildings, and area of recreational space;
- L. Location and type of landscaping plantings, fence, wall, or combination of any of these, or other screening materials;

- M. Extent, location, arrangement and proposed improvements of all off-street parking and loading facilities;
- N. Location of available fire and irrigation hydrants;
- O. Location of public telephone service for the park;
- P. Enlarged plot plan of a typical mobile home space, showing location of the stand, patio, storage space, parking, sidewalk, utility connections and landscaping.

SECTION 16.030 Final Site Plan and Submission Requirements

At the time of application for final approval to construct a mobile home park, or expansion of an existing mobile home park, the applicant shall submit copies of the following required detailed plans to the appropriate reviewing departments and agencies as required by law or Ordinance:

- A. New structures.
- B. Public water systems approved by the Department of Human Resources, Health Division, State of Oregon.
- C. Methods of sewage disposal approved by the Department of Environmental Quality, State of Oregon.
- D. Method of garbage disposal.
- E. Plan of electrical service.

SECTION 16.040 General Design Standards

- A. Access: A mobile home park shall not be established on any site that does not have access to any public street on which the potential paving width is less than thirty-six (36) feet.
- B. Park Street: A park street shall connect each mobile home site to a public street. The park street shall be a minimum of thirty-five (35) feet in width, with a service width of at least twenty-five (25) feet if no parking is allowed, and thirty-five (35) feet if parking is allowed on one side only.

C. Walkways: Pedestrian walkways of not less than three (3) feet in width shall be separated from vehicular ways and maintained for safe and convenient movement to all parts of the park and connect to ways leading to destinations outside the park.

D. Off Street Parking:

1. Two off-street parking spaces shall be provided for each mobile home site, either on the site or within one hundred (100) feet thereof in the mobile home park, which shall be nine by twenty (9x20) feet in size per space.
2. Guest parking shall also be provided in every mobile home park, based on a ratio of one parking space for each four (4) mobile home sites.

E. Signs: Signs may be installed as follows:

1. One sign not to exceed eighteen (18) square feet in area to designate the name of the mobile home park. The sign may be indirectly lighted, but shall have no flashing lights or moving parts.
2. Incidental signs for the information and convenience of tenants and the public, relative to parking, traffic movement, office, lavatories, etc., are allowed, provided such signs do not exceed three (3) square feet in area.
3. No advertising signs shall be permitted.

F. Fencing and Landscaping:

1. Every mobile home park shall provide a sight-obscuring fence, wall, evergreen or other suitable screening/ planting along all boundaries of the mobile home park site abutting public roads or property lines that are common to other owners of property, except for points of ingress and egress.
2. Walls or fences shall be six (6) feet in height. Evergreen planting shall not be less than five (5) feet in height, and shall be maintained in a healthy, living condition for the life of the mobile home park.
3. There shall be suitable landscaping provided within the front and side yard setback areas, and all open areas in the mobile home park not otherwise used.

G. Lighting: Lighting shall be designed to produce a minimum of 0.1 footcandle throughout the street system. Potentially hazardous location such as a major street intersection and steps or stepped ramps shall be individually illuminated with a minimum of 0.3 footcandle.

H. Area:

1. Size of a mobile home park site: No mobile home park shall be created on a lot or parcel of land of less than the minimum required to accommodate the density of the underlying zoning regulations.
2. Mobile home sites: The average area of a mobile home site within a mobile home park shall not be less than 3,000 square feet, and in no case shall any one mobile home site be less than 2,500 square feet, providing that the dwelling unit density for a new mobile home park shall not exceed the allowable density of the district in which it is located.
3. Setbacks: No mobile home or access thereto shall be located any closer than twenty-five (25) feet from a park property line abutting on a public street, five (5) feet from all other park property lines and ten (10) feet from any such areas as a park street, a common parking area, or a common walkway.
4. Spacing: A mobile home shall be separated from an adjoining mobile home and its accessory structures a minimum of fifteen (15) feet.
5. Overnight Spaces: Not more than ten (10) percent of the total mobile home park area may be used to accommodate persons wishing to park their mobile homes or camping vehicles overnight. (amended 2-89)

I. Other Site Requirements:

1. Permitted Uses: No building, structure or land within the boundaries of a mobile home park shall be used for any purpose except for the uses permitted as follows:
 - a. Mobile homes for residential use only, together with the normal accessory uses such as a cabana, ramada, patio slab, carport or garage, and a storage or washroom building.
 - b. Private and public utilities.
 - c. Community recreation facilities, including swimming pools, for residents of the park and guests only.
 - d. One residence for the use of a caretaker or a manager responsible for maintaining or operating the property.
2. Recreational Area: A minimum of two hundred (200) square feet of recreation area shall be provided for each mobile home space. The recreation area may be in one

or more locations in the park. At least one recreation area shall have a minimum size of 5,000 square feet, and be of a shape that will make it usable for its intended purpose, and at least fifty percent (50%) of the required recreation area shall be provided for use by residents of the entire mobile home park. Swimming pools shall be set back at least fifty (50) feet from the nearest residential area and will have a fence surrounding it at least eight (8) feet high which does not obscure vision into the pool area. Rescue devices such as buoyant rings, poles, etc., shall be provided and easily accessible.

3. Accessories: Accessory structures located on a mobile home site shall be limited to the normal accessories, such as an awning, cabana, ramada, patio, carport, garage or storage building. No other structural additions shall be built onto or become part of any mobile home, and no mobile home shall support any building in any manner.
4. Exterior finishing of mobile homes: All mobile homes located in Wasco County shall conform to the provisions of Section 4.160 of this Ordinance.
5. State Requirements: Rules and regulations governing mobile home facilities as contained in Oregon Revised Statutes, Chapter 446, and "Rules and Regulations Governing the Construction and Statutory Operation of Travelers' Accommodations and Tourist Parks", adopted by the Oregon State Department of Human Resources, Health Division, shall be applicable in the development and operation of a mobile home park, provided, that the provision of this Ordinance shall prevail where said provisions are more stringent than those imposed by state law, rules or regulations.

SECTION 16.050 Occupancy Permit

No permit for occupancy of any mobile home park, building, or facility located within said park shall be issued by the Building Official until such time as the development has been completed according to the finished plan approved by the Approving Authority. Deviations from the approved plan must be submitted to the Director for approval as revisions of the Plan.