

**824 MANUFACTURED DWELLINGS**

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824.01 MINIMUM STANDARDS

Manufactured dwellings shall be subject to the following requirements in all of the zoning districts in which they are allowed:

- A. The manufactured dwelling shall satisfy the requirements for a manufactured dwelling as defined in Section 202 of this Ordinance.
- B. If the manufactured dwelling is to be located in a Rural or Natural Resource zoning district, it shall contain at least 700 square feet of living space. If the manufactured dwelling is to be located in an R-5 through R-30, RR, HR, FU-10, VR-4/5, or VR-5/7 zoning district or in a manufactured home park or manufactured dwelling park, it shall contain at least 1,000 square feet of living space and shall be subject to Subsection 824.03 and Section 825. Living space is measured from the exterior of the manufactured dwelling, excluding any hitch and any extension of, or attachment to the manufactured dwelling which is not part of the original factory manufactured dwelling. This provision does not apply to manufactured dwellings approved pursuant to Section 1200 or manufactured dwellings, residential trailers, and recreational vehicles located within pre-existing mobile home parks.
- C. County approved final inspection for the installation of a sewage disposal system.
- D. Placement of the manufactured dwelling upon a foundation or footings according to the requirements of the Oregon Manufactured Dwelling Standards.
- E. Placement of manufactured skirting in those areas around the perimeter of the home which are not developed with a solid wall foundation.
- F. Any extension of, or attachment to the manufactured dwelling which is not part of the original factory manufactured dwelling and which is intended for use either as part of the dwelling or for storage purposes shall be subject to a County building permit if so required by the appropriate state statutes and regulations.
- G. The applicant must obtain an installation/setup permit for the manufactured dwelling from the County Department of Transportation and Development.
- H. Manufactured dwellings shall not be allowed as accessory structures or to be attached to another dwelling.

824.02 STANDARDS FOR MANUFACTURED HOMES IN MANUFACTURED HOME PARKS IN THE URBAN AREA

Manufactured homes in manufactured home parks in the MR-1 and PMD Districts shall be subject to Subsection 824.01 and the following:

- A. The factory design of the manufactured home shall include a roof pitched at a minimum of two inches in 12 inches.
- B. An onsite paved parking area shall be provided for each manufactured home.
- C. Skirting shall be compatible with exterior design and siding materials of the manufactured home.
- D. Play Areas. A separate play area shall be provided in all manufactured home parks that accommodate children under 14 years of age unless each space has a minimum size of 4,000 square feet. Such play area shall be not less than 2,500 square feet of area with at least 100 square feet of play area provided for each manufactured home lot. If the play area abuts a railroad, a street, steep slope, or other similar hazard, then a suitable separation (i.e. fence, large setback, etc.) or other safeguards shall be required.

824.03 STANDARDS FOR MANUFACTURED HOMES TO BE USED AS A PERMANENT DWELLING LOCATED ON INDIVIDUAL LOTS IN THE URBAN AREA

Manufactured homes to be used as a permanent dwelling located on individual lots in the urban area including the R-5 through R-30, RR, HR, FU-10, VR-4/5, and VR-5/7 zoning districts shall be subject to Subsection 824.01 and the following:

- A. The factory design of the manufactured home shall include a roof pitched at a minimum of nominal three inches in 12 inches.
- B. The manufactured home shall be placed on an permanent, excavated and back-filled foundation, enclosed at the perimeter with no more than 12 inches of the enclosing material exposed above grade. Where the building site has a sloped grade, no more than 12 inches of the enclosing material shall be exposed on the uphill side of the home. If the home is placed on a basement, the 12 inches do not apply.  
  
In addition, the foundation shall include concrete strip footings placed to accommodate interior supports. All transportation mechanisms, including wheels, axles, and hitches, shall be removed.
- C. The manufactured home shall have no bare, unpainted, or galvanized metal roofing or siding materials.
- D. An enclosed garage or carport shall be provided and constructed of like materials and designed for automobile storage with at least 250 square feet of floor area.
- E. A manufactured home is a multiple sectionalized structure which shall contain at least 1,000 square feet of living space. Living space is measured from the exterior of the manufactured home, excluding any hitch and any extension of or attachment which is not part of the original manufactured home.

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- F. Either the manufactured home was constructed after April 1, 1992 or was manufactured under one of Bonneville Power Administration's energy conservation programs (either the Super Good Cents or the Manufactured Housing Acquisition Program).

[Amended by Ord. ZDO-249, 10/13/14]