825 MANUFACTURED DWELLING PARKS AND MANUFACTURED HOME PARKS

825.01 APPLICABILITY

This section applies to manufactured dwelling parks and manufactured home parks.

825.02 CONDITIONAL STANDARDS

The following conditional standards shall apply:

A. Manufactured home parks shall comply with the applicable provisions of Section 1000.

B. The density of manufactured homes in a manufactured home park shall be subject to the density requirements of the underlying zoning district and Section 1012, *Density*.

C. Manufactured home parks shall observe a minimum front yard setback of 25 feet from all perimeter public streets. Within an MR-1 District, a minimum perimeter setback of 10 feet from side and rear property lines shall be required.

   Within an Urban Low Density Residential District, carports, interior drives and the park perimeter shall be subject to a minimum setback of 20 feet. A minimum 10-foot separation shall be maintained between manufactured homes.

D. Access drives shall be provided to each manufactured home space, shall be continuous, shall connect with a public street, and shall have a minimum width of 20 feet for interior circulation. The point of access to the street shall be a minimum of 32 feet in width.

E. A minimum five-foot-wide, hard-surfaced sidewalk or pathway system shall be provided within the park.

F. Access drives within the manufactured home park shall be hard-surfaced according to the standards established by the County for subdivision streets of comparable widths. Each manufactured home space shall be improved with one concrete patio, or rot-resistant wood deck, having a minimum area of 150 square feet, and one crushed rock, or better, manufactured home pad.

G. Storage and similar accessory structures may be located within any manufactured home space, but shall not be attached to any manufactured home, and shall comply with the setback requirements of Subsection 825.02(C).

H. Expansions of a manufactured home park shall conform substantially with Section 825.

I. The entire manufactured home park, or each phase of manufactured home development, shall comply with Section 825 prior to occupancy.

J. A minimum of 200 square feet of usable outdoor passive or active recreation space shall be provided.

1. Outdoor recreation areas shall be designed for adequate surveillance opportunities.

2. Recreation areas shall be conveniently located and accessible to all manufactured homes.

K. In an Urban Low Density Residential or MR-1 District, a minimum area of one acre shall be required for a manufactured home park. Land area less than one acre may be added to an approved manufactured home park.

825.03 REDEVELOPMENT

A. A manufactured dwelling park shall not be redeveloped with a different use until:

1. The manufactured dwelling park landlord submits a plan for relocation of the existing tenants to the County Administrator or designee of the Administrator which includes a schedule of amounts required to be paid to affected park tenants under Subsection 825.03(B) and a plan for making these payments to affected park tenants upon cancellation of affected rental agreements; and

2. The County Administrator or designee of the Administrator approves the relocation plan and notifies the Planning Director of the approval. The County Administrator or designee of the Administrator may require the park landlord to deposit into escrow the amounts required to be paid to affected park tenants under Subsection 825.03(B) as a condition for approval under this subsection.

B. If a manufactured dwelling park is to be closed or partially closed under conditions that require a payment under Section 2(1)(b), Chapter 906, Oregon Laws 2007, then in addition to and not in lieu of the payment to be made under Section 2(1)(b), Chapter 906, Oregon Laws 2007, the landlord or other person responsible for making the payment under Section 2(1)(b), Chapter 906, Oregon Laws 2007, shall make an additional payment to each tenant whose rental agreement with the landlord is terminated as a result of the change in use in compliance with Section 2(4), Chapter 906, Oregon Laws 2007. A separate payment shall be made for each space for which a rental agreement is terminated. The amount of the payment shall equal:

1. A sum of $11,000 for a single-wide manufactured dwelling, $16,000 for a double wide manufactured dwelling, and $20,500 for a triple-wide manufactured dwelling; minus

2. The sum of the payment required to be made under Section 2(1)(b), Chapter 906, Oregon Laws 2007, the tax credit to which the tenant is entitled under Section 17, Chapter 906, Oregon Laws 2007, and any other government assistance to which the tenant is entitled by reason of the change in use of the park, as of the date a relocation plan is submitted for approval under Subsection 825.03(A).

C. Notwithstanding Subsection 825.03(B), for calendar years beginning on or after January 1, 2009, the payment amount described in Subsection 825.03(B) shall be adjusted by the percentage change by which the monthly averaged consumer price index for the preceding calendar year differs from the monthly averaged consumer price index for the 2007 calendar year. As used in Subsection 825.03(C), "consumer price index" means the US Bureau of Labor Statistics Consumer Price Index - All Urban Consumers (CPI-U), US City Average, All Items.

D. As used in Subsection 825.03, "manufactured dwelling park" has the meaning given that term in Oregon Revised Statutes 90.100.

[Amended by Ord. ZDO-224, 5/31/11; Amended by Ord. ZDO-249, 10/13/14; Amended by Ord. ZDO-252, 6/1/15]