

ORDINANCE NO. 1667

(AN ORDINANCE ADDING SECTIONS 17.06.050 THROUGH 17.06.080 TO THE HOOD RIVER MUNICIPAL CODE RELATING TO MOBILE HOME PARKS)

THE CITY OF HOOD RIVER ORDAINS AS FOLLOWS:

CHAPTER 17.06 OF THE HOOD RIVER MUNICIPAL CODE IS AMENDED TO ADD THE FOLLOWING:

17.06.050 Mobile Home Parks: Clear and Objective Criteria.

The following requirements apply to any new, expanded, or altered mobile home parks. No mobile home park shall be established or expanded without first receiving approval of the Planning Commission. The Planning Commission shall grant or deny approval of a mobile home park based on the following clear and objective criteria and the procedural requirements of Sections 17.06.020 through 17.06.040 only. Mobile home parks shall not be subject to the requirements of Sections 17.06.010, 17.09.070 and 17.09.080.

17.06.060 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 Department on a form obtained from the Planning Director, and shall be accompanied by a site plan showing the general layout of the entire mobile home park and drawn to a scale not smaller than one (1) inch representing fifty (50) feet. The drawing shall show the following information:

1. Name of the property owner, the applicant, and the person who prepared the plan.
2. Name of the mobile home park and address.
3. Scale and north point of the plan.
4. Vicinity map showing relationship of mobile home park to adjacent properties.
5. Boundaries and dimensions of the mobile home park.
6. Location and dimensions of each mobile home site, with each site designated by number, letter, or name.
7. Location and dimensions of each existing or proposed structure.
8. Location and width of park streets.

9. Location and width of walkways.
10. Location of each lighting fixture.
11. Location of recreational areas and buildings.
12. Location and type of landscaping plantings, fence, wall, or combination of any of these, or other screening materials.
13. Location of point where mobile home park water system connects with the public system.
14. Location of available fire and irrigation hydrants.
15. Location of public telephone service for the park.
16. Enlarged plot plan of a typical mobile home site, showing location of the pad, patio, storage space, parking, sidewalk, utility connections, and landscaping.

17.06.070 Final Site Plan and Submission Requirements.

At the time of application for final approval to construct a new 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:

1. New structures.
2. Water supply and sewage disposal system.
3. Electrical systems.
4. Road, sidewalk, and patio construction.
5. Drainage system.
6. Recreational area improvements.

17.06.080 General Standards for Mobile Home Park Development:

1. Access: A mobile home park shall be established on a site that *has* frontage *on, or access,* approved by the City Engineer, to a publicly owned and maintained street. If the street is not publically maintained, a maintenance agreement approved by the City Engineer will be required.

2. **Park Streets:** Construct well-drained and *paved* streets at least twenty (20) feet in width, unobstructed and open to traffic within the mobile home park. The park street width and alignment shall be designed such that it will accommodate the backing and placement of the homes which may require a larger than twenty (20) foot street. If the owner or operator permits parking of motor vehicles on the park streets, the owner or operator shall construct the park streets at least thirty (30) feet in width.
3. **Sidewalks:**
 - a. A paved public sidewalk of not less than four (4) feet in width shall be provided from each mobile home site to public and private streets, common open spaces, recreational areas, and community-owned buildings and facilities.
4. **Paving:** Park streets shall be paved with an asphaltic or concrete surfacing, according to the structural specifications established by the City Engineer.
5. **Off-street Parking:**
 - a. Two off-street parking spaces shall be provided for each mobile home site, either on the site or within 200 feet thereof in the mobile home park, which shall be not less than 8 feet by 18 feet in size and paved with an asphaltic or concrete surface.
 - b. Guest parking shall also be provided in every mobile home park, based on a ratio of one (1) parking space for each four (4) mobile home sites. Such parking shall be paved with an asphaltic or concrete surface.
6. **Fencing and Landscaping:** A landscaping plan drawn to scale shall be submitted with the preliminary plan showing the following:
 - a. Every mobile home park shall provide a visual buffer of evergreen, or other screening/planting along all boundaries of the mobile home park site abutting public roads or property lines except for points of ingress and egress with the exception of dwellings fronting and accessing a public dedicated street. Plantings shall not be less than five (5) feet in height at the time of planting and shall be maintained in a healthy, living condition for the life of the mobile home park.
 - b. Landscaping shall be provided within the front and side yard setback areas, and all open areas in the mobile home park not otherwise used.

- c. The landscaping plan shall show the location of all landscaped materials and include plant material, total number of individual plants being used and proposed watering system. Watering systems shall be installed to assure landscaping success. If plantings fail to survive, it is the responsibility of the property owner to replace them.

7. Area:

- a. Zone: R-1 Zone: 2 acre minimum
R-2 Zone: 2 acre minimum
R-3 Zone: 2 acre minimum
- b. Density: R-1 Zone: Max 8 units per acre
R-2 Zone: Max 10 units per acre
R-3 Zone: Max 10 units per acre
- c. Setbacks:
 - 1. No mobile home shall be located closer than 10' from a public dedicated street. Garages facing a public dedicated street shall be 20' from the property line.
 - 2. No mobile home shall be located closer than 10' from an interior park property line.
- d. Spacing:
 - 1. A mobile home shall be separated from an adjoining mobile home and its accessories by a minimum of 10', end to end or side to side.
 - 2. 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. See Attachment "A".
 - 3. 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.
- e. Each mobile home space shall have 120 square feet of one (1) or more wooden decks or slabs or patios of concrete, flagstone or equivalent material.
- f. All mobile homes within the park shall be provided with skirting.

8. Other Site Requirements:

- a. Recreational area: Recreation areas for the residents shall be provided with a minimum of 100 square feet for each mobile home site, however, every mobile home park shall have no less than a minimum of 5,000 square feet of common play area, which shall be maintained in a clean, usable, and safe condition.
- b. 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.
- c. Utilities: All utilities including sewer, water, power, cable, telephone and others shall be placed underground. Utilities shall be designed by a State of Oregon licensed engineer and shall be reviewed and approved by the City Engineer.
- d. Drainage: A drainage plan to facilitate storm water runoff shall be prepared by a State of Oregon licensed Engineer and shall be reviewed and approved by the City Engineer.
- e. Trash Areas: All mobile home parks shall have shared trash and rubbish facilities and these areas must also contain areas for recycling. These facilities shall be visually screened.
- f. Lighting: Artificial lighting shall not glare, deflect, or reflect onto adjacent residential zones and residential uses in the park nor be unnecessarily bright.
- g. Addressing: Address identification shall be standardized throughout the park. The park owners shall be required to provide the addresses and maintain them. The numbers must be four inches in size and labeled in the vertical position (reading left to right).

9. State Requirements:


- a. Rules and regulations governing mobile home facilities as contained in Oregon Revised Statute, Chapter 446, 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.

EXCEPT AS SPECIFICALLY AMENDED, CHAPTER 17.06 SHALL REMAIN IN FULL FORCE AND EFFECT.

Read the first time on September 14, 1992.

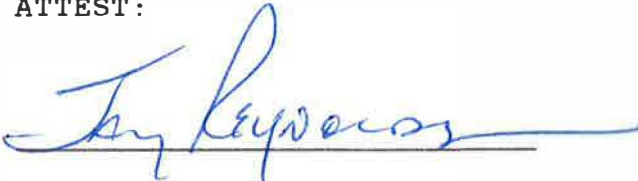
Read the second time and passed by the City Council on September 14, 1992.

Signed by the Mayor on 9/15/92.



Glenn P. Taylor, Jr. Mayor

ATTEST:



Jay Reynolds, City Recorder