

ORDINANCE NO. 1721

*codified name  
1/26/96*

(An ordinance amending Chapter 17.06 Conditional Uses and Sections 17.03.010 Urban Low Density Residential (R-1) Zone, 17.03.020 Urban Standard Density Residential (R-2) Zone, 17.03.030 Urban Medium Density Residential (R-3) Zone, 17.03.040 Office/Residential (C-1) Zone, 17.03.050 General Commercial (C-2) Zone; deleting Section 17.04.090 Placement of Manufactured Homes on Individual Lots - Clear and Objective Criteria; and adding Chapter 17.12 Manufactured Homes & Mobile Home Park Provisions.)

The City of Hood River ordains as follows:

**Chapter 17.06 of the Hood River Municipal Code is amended to read as follows:**

SECTIONS:

- 17.06.010 Authorization of Conditional Uses.
- 17.06.020 Application and Plan Requirements.
- 17.06.030 Approval Criteria.
- 17.06.040 Time Limit on a Permit for a Conditional Use.
- 17.06.050 Limitation on Reapplication.
- 17.06.060 Revocation of Conditional Use Permit.

17.06.010 Authorization of Conditional Uses

- A. The conditional uses listed in this title are common types of land uses that may have an impact on a neighborhood. A conditional use application is required for all uses listed as a conditional use in this title. Conditional uses listed in this title may be permitted, enlarged, or otherwise changed upon approval by the Planning Commission in accordance with the standards and conditions in this chapter.
- B. Before the Planning Commission may act on a conditional use application, it shall hold a public hearing following the procedures established in Chapter 17.09.
- C. In the case of a use existing prior to the effective date of the ordinance codified in this title and which is classified as a conditional use, any change in that use is subject to the provisions of this chapter.
- D. Changes to an approved or pre-existing conditional use which do not increase the density or impact of the use may be approved by the Planning Director. Changes which the Planning Director determines will increase the density or impact of the use shall be referred to the Planning Commission for a public hearing in accordance with the provisions of this chapter. Prior to review, a plan showing the desired changes must be submitted to the Planning Department.

E. As used in this chapter, change in use shall include, at a minimum, expansion of the use, expansion or alteration of the structure or developed area, change in the functional nature of the use, and/or change in the type of use.

17.06.020 Application and Plan Requirements

A. An application for a conditional use permit shall be submitted by the owner of the subject property, or shall be accompanied by the owner's written authorization, on a form prescribed by the city and accompanied by the required filing fee. The application shall include a plan or drawing meeting the requirements below and a narrative explaining how the applicable criteria are satisfied or will be satisfied through conditions.

B. The plan or drawing accompanying the application shall include the following information:

1. Dimensions and orientation of the parcel.
2. Locations and heights of buildings and structures, both existing and proposed (scaled elevation drawings or photographs may be required).
3. Location and layout of parking and loading facilities.
4. Location of points of entry and exit and internal circulation patterns for vehicular and non-vehicular traffic.
5. Location of existing and proposed wall and fences and indication of their height and materials.
6. Proposed location and type of exterior lighting.
7. Proposed location and size of exterior signs.
8. Site specific landscaping, including percentage of total net area.
9. Location and species of trees greater than six inches in diameter when measured four feet above the ground, and an indication of which trees are to be removed.
10. Topographic map of the subject property using two foot contour intervals (five foot contour intervals may be allowed on steep slopes).
11. Natural drainage and other significant natural features.
12. Legal description of the lot.

13. Percentage of the lot covered by all proposed and remaining structures, to include asphalt concrete and Portland Cement Concrete.
14. Locations and dimensions of all easements and nature of the easements.
15. Service areas for uses such as loading and delivery.
16. Grading and drainage plan.
17. Other site elements which will assist in evaluation of the proposed use.
18. A brief narrative on the nature of the activity shall accompany the site plan, including the number of employees, the method of import and export, the hours of operation including peak times, and plans for future expansion.

17.06.030 Approval Criteria A conditional use shall be granted if the Planning Commission finds that the proposed use conforms, or can be made to conform through conditions, with the following approval criteria. For purposes of this chapter, the surrounding area includes all land within the applicable notice area for a use. In addition, any lot beyond the notice area may be included in the surrounding area if the hearing authority finds that it may be adversely impacted by the proposed use.

- A. Plan Consistency: The proposal shall be consistent with the Comprehensive Plan and the requirements of the Zoning Ordinance.
- B. Scale: The site must be physically capable of accommodating the proposed use, including any needed landscaping, parking, and other requirements. The building size, shape, and/or location may be changed if needed to assure the physical capability of the site.
- C. Compatibility: The use and proposed structures shall be reasonably compatible with the types of uses permitted in the surrounding area. To assure compatibility, at a minimum the following standards and factors shall be affirmatively addressed:
  1. The functional nature of the use (i.e., hours, days of operation, size and lighting of outdoor displays, etc).
  2. Lighting shall be subdued and shall not shine directly, cause glare, or be unnecessarily bright on surrounding properties. Factors to consider include the number, size, direction, height, and intensity of the artificial lighting. Lights for parking and walking areas shall be low intensity ground lights.
  3. The use shall not unreasonably increase the noise level beyond the

boundaries of the subject parcel and shall conform to the Noise Control Ordinance of the City Municipal Code.

4. Building materials, textures, colors and architectural features.
  5. Adequacy of the required lot size or required setbacks.
  6. Height of buildings.
  7. The need for diking, fencing, screening, landscaping, and/or other facilities; and the need for standards and materials for installation and maintenance, when necessary.
  8. Monotony of design in single or multiple projects shall be avoided. Variety of detail, form and siting shall be used to provide visual interest.
  9. New commercial buildings shall have their orientation toward the street rather than the parking area, when practicable.
- D. Traffic: Access to and from the site and traffic circulation on the site shall be safe and efficient. Traffic shall include vehicular and non-vehicular travel. A study of off-site traffic may be required for projects on or served by major streets or intersections. The study shall be prepared by a Professional Traffic Engineer licensed in Oregon. Designating the size, number, location and design of vehicle and non-vehicle access points may be required to assure the above standards are met.
- E. Parking: Adequate parking and loading areas shall be provided to serve the proposed use, considering the size, location, screening, drainage, surfacing or other needed improvements. New parking areas should be located behind buildings or on one or both sides.
- F. Public Facilities: Adequate capacity of public facilities for water, sanitary sewers, storm drainage, fire protection, streets, and sidewalks shall be provided to the subject parcel. When needed to provide for efficient development of the surrounding area, additional improvements of public facilities shall be required. Underground utilities may be required.
- G. Water Quality: The use shall have minimal or no adverse impact on water quality. Possible impacts to consider include pollution, siltation, and habitat degradation or loss.
- H. Air Quality: The use shall have minimal or no adverse impact on air quality. Possible impacts to consider include smoke, heat, odors, dust, and pollution.

- I. Land Quality: The use shall have minimal or no adverse impact on the land quality of the surrounding area. Possible impacts to consider include soil contamination, habitat degradation or loss, and erosion.
- J. Vegetation: Existing trees and large woody plants shall be left standing except where necessary for building placement, sun exposure, safety or other valid purpose. When feasible, vegetative buffers shall be left along major streets or highways, or to separate adjacent uses.
- K. Natural Features: Significant natural features shall be protected to the maximum extent feasible. Where existing natural or topographic features are present, they shall be used to enhance the development (i.e., the use of small streams in the landscaping design, rather than culvert and fill).
- L. Grading: Any grading, contouring, on-site surface drainage, and/or construction of on-site surface water storage facilities shall take place so that there is no adverse effect on neighboring properties, public rights-of-way, or the public storm drainage system. Graded areas shall be replanted as soon as possible after construction to prevent erosion. A construction erosion control plan may be required.
- M. Storage: All outdoor storage areas and garbage collection areas shall be screened through the use of vegetation or appropriate fencing.
- N. Equipment Storage: Design attention shall be given to the placement or storage of mechanical equipment and large vehicles to provide for screening from view and for an adequate sound buffer.
- O. Landscaping: Any landscaping required for a conditional use shall be subject to the requirements of Sections 17.04.130 through 17.04.180 of this title.
- P. Performance Bonds: When needed to ensure performance of special conditions, bonds or other acceptable securities shall be required.
- Q. Final Plans: If the conditional use is approved, detailed final plans shall be submitted which indicate conformance to the conditions. The final plans shall be subject to approval by the Planning Department.

17.06.040 Time Limit on a Permit for a Conditional Use. Approval of a conditional use shall be void after one year or such lesser time as the approval may specify unless substantial construction has taken place. The Planning Commission may, however, extend approval for additional periods upon written request from the property owner showing good cause.

17.06.050 Limitation on Reapplication. No conditional use application shall be

considered by the Planning Commission within a six month period immediately following a previous denial of such request. An application may be denied without prejudice and a waiver of the six month restriction granted. If conditions have changed to an extent that further consideration of an application is warranted, the hearing body, on its own motion, may consider new evidence and waive the six month restriction.

17.06.060 Revocation of Conditional Use Permit

A. Any conditional use permit shall be subject to denial or revocation by the Planning Commission if the application includes or included any false information, or if the conditions of approval have not been complied with or are not being maintained.

B. In order to consider revocation of a conditional use permit, the Planning Commission shall hold a public hearing as prescribed under Chapter 17.09 of this title in order for the holder of a conditional use permit to show cause why the permit should not be revoked.

C. If the Planning Commission finds that the conditions of approval have not been complied with or are not being maintained, a reasonable time shall be given for making corrections. If corrections are not made, revocation of the conditional use permit shall become effective ten days after the time specified.

D. Reapplication for a conditional use which has been revoked cannot be made within one year after the date of the Planning Commission's action, except that the Planning Commission may allow a new application to be considered if new evidence or a change in circumstances warrant it.

**Section 17.03.010 of the Hood River Municipal Code is amended as follows:**

(Additions are shown in **bold** and deletions are shown in ~~strikeout~~)

A. Permitted Uses:

3. **Manufactured homes meeting the following criteria: in Sections 17.12.010 and 17.12.020.**

- a. ~~The manufactured home shall be multi-sectional and enclose a space of not less than 1,000 square feet.~~
- b. ~~The manufactured home shall be placed on an excavated and back-filled foundation and enclosed at the perimeter such that no more than 12 inches of the enclosing material is 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 manufactured home is placed on a basement, the 12 inch limitation will not apply.~~
- e. ~~The manufactured home shall have a pitched roof with a slope of~~

~~not less than a nominal three (3) feet in height for each 12 feet in width.~~

- ~~d. The manufactured home shall have exterior siding and roofing which in color, material, and appearance, is similar to the exterior siding and roofing material commonly used on new residential dwellings within the community.~~
- ~~e. The manufactured home shall be certified by the manufacturer to have an exterior thermal envelope meeting performance standards that will reduce heat loss to levels equivalent to the heat loss performance standards required of single family dwellings constructed under the State Building Code.~~
- ~~f. All units shall have a minimum eave extension of six (6) inches.~~
- ~~g. Manufactured homes shall utilize at least five (5) of the following design features to provide visual relief:~~

- ~~1. Dormers~~
- ~~2. Gables~~
- ~~3. Recessed entries~~
- ~~4. Covered porch entries~~
- ~~5. Cupolas~~
- ~~6. Bay or bow windows~~
- ~~7. Garage~~
- ~~8. Window shutters~~
- ~~9. Skylights~~
- ~~10. Attached deck~~
- ~~11. Off sets on building face or roof (min. 16 inches)~~
- ~~12. Roof pitch of 5/12 feet or greater~~
- ~~13. Minimum eave extension of twelve (12) inches, including gutters(Ord. 1663, 1992)~~

**4. Mobile home parks subject to Sections 17.12.030 through 17.12.060.**

B. Conditional Uses: In the R-1 zone the following uses are allowed subject to the provisions of Chapter 17.06:

- ~~6. Mobile home parks subject to Sections 17.06.050 through 17.06.080.~~

**Section 17.03.020 of the Hood River Municipal Code is amended as follows:**

(Additions are shown in **bold** and deletions are shown in ~~strikeout~~)

A. Permitted Uses:

- ~~5. Manufactured homes meeting the criteria specified in Section 17.04.090~~**12.010** of this ordinance.
- ~~7. Mobile home parks subject to Sections 17.12.030 through 17.12.060.~~

B. Conditional Uses: In the R-2 Zone the following conditional uses are allowed subject

to the provisions of Chapter 17.06:

~~6. Mobile home parks subject to Section 17.06.050 through 17.06.080.~~

**Section 17.03.030 of the Hood River Municipal Code is amended as follows:**

(Additions are shown in bold and deletions are shown in ~~strikeout~~)

A. Permitted Uses:

~~6. Manufactured homes meeting the criteria specified in Section 17.04.090~~**12.010** of this Ordinance.

**9. Mobile home parks subject to Sections 17.12.030 through 17.12.060.**

B. Conditional Uses: In the R-3 zone the following uses are allowed subject to the provisions of Chapter 17.06:

~~7. Mobile home parks subject to Section 17.06.050 through 17.06.080.~~

~~8. Professional offices.~~

**Section 17.03.040 of the Hood River Municipal Code is amended as follows:**

(Additions are shown in bold and deletions are shown in ~~strikeout~~)

A. Permitted Uses:

~~7. Manufactured homes meeting the criteria specified in Section 17.04.090~~**12.010** of this Ordinance.

**Section 17.03.050 of the Hood River Municipal Code is amended as follows:**

(Additions are shown in bold and deletions are shown in ~~strikeout~~)

A. Permitted Uses:

~~7. Manufactured homes meeting the criteria specified in Section 17.04.090~~**12.010** of this Ordinance.

**Section 17.04.090 of the Hood River Municipal Code is deleted.**

**Chapter 17.12 is added to the Hood River Municipal code as follows:**

Chapter 17.12  
Manufactured Homes & Mobile Home Park Provisions

SECTIONS:

17.12.010 Placement of Manufactured Homes on Individual Lots - Clear and



Objective Criteria.

- 17.12.020 Additional Clear and Objective Criteria for Manufactured Homes in R-1 Zone
- 17.12.030 Mobile Home Parks - Clear and Objective Criteria.
- 17.12.040 Information Required for Preliminary Site Plan Review.
- 17.12.050 Final Site Plan and Submission Requirements.
- 17.12.060 General Standards for Mobile Home Park Development.

17.12.010 Placement of Manufactured Homes on Individual Lots - Clear and Objective Criteria. The following standards apply to manufactured homes on individual lots or parcels in all zones where manufactured homes are a permitted use:

- A. The manufactured home shall be multi-sectional and enclose a space of not less than 1,000 square feet.
- B. The manufactured home shall be placed on an excavated and back-filled foundation and enclosed at the perimeter such that no more than twelve inches of the enclosing material is exposed above grade. Where the building site has a sloped grade, no more than twelve inches of the enclosing material shall be exposed on the uphill side of the home. If the manufactured home is placed on a basement, the twelve inch limitation will not apply.
- C. The manufactured home shall have a pitched roof with a slope of not less than a nominal three feet in height for each twelve feet in width.
- D. The manufactured home shall have exterior siding and roofing which in color, material, and appearance, is similar to the exterior siding and roofing material commonly used on new residential dwellings within the community.
- E. The manufactured home shall be certified by the manufacturer to have an exterior thermal envelope meeting performance standards that will reduce heat loss to levels equivalent to the heat loss performance standards required of single-family dwellings constructed under the State Building Code.

17.12.020 Additional Clear and Objective Criteria for Manufactured Homes in the R-1 Zone The following additional standards apply to manufactured homes on individual lots or parcels in the R-1 Zone:

- A. All manufactured homes shall have a minimum eave extension of six inches.
- B. Manufactured homes shall utilize at least five of the following design features to provide visual relief:
  - 1. Dormers

2. Gables
3. Recessed entries
4. Covered porch entries
5. Cupolas
6. Bay or bow windows
7. Garage
8. Window shutters
9. Skylights
10. Attached deck
11. Off-sets on building face or roof (min. sixteen inches)
12. Roof pitch of 5/12 feet or greater
13. Minimum eave extension of twelve inches, including gutters.

17.12.030 Mobile Home/Manufactured Dwelling Parks - Clear and Objective Criteria.  
 The following requirements apply to new, expanded, or altered mobile home parks.

- A. Parks are allowed in the R-1, R-2 and R-3 zones.
- B. Parks are not permitted in commercial or industrial zones.
- C. No park shall be established or expanded without first receiving approval of the Planning Commission.
- D. The Planning Commission shall grant or deny approval of a park based on the following clear and objective criteria and the procedural requirements of Chapter 17.09, excluding Sections 17.09.070 and 17.09.080.
- E. Notwithstanding, parks shall comply with the City of Hood River's Comprehensive Plan.

17.12.040 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 inch representing fifty feet. The drawing shall show the following information:

- A. Name of the property owner, the applicant, and the 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.

- E. Boundaries and dimensions of the mobile home park.
- F. Location and dimensions of each mobile home site, with each site designated by number, letter, or name.
- G. Location and dimensions of each existing or proposed structure.
- H. Location and width of park streets.
- I. Location and width of walkways.
- J. Location of each lighting fixture.
- K. Location of recreational areas and buildings.
- L. Location and type of landscaping plantings, fence, wall, or combination of any of these, or other screening materials.
- M. Location of point where mobile home park water system connects with the public system.
- 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 site, showing location of the pad, patio, storage space, parking, sidewalk, utility connections, and landscaping.

17.12.050 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:

- A. New structures.
- B. Water supply and sewage disposal system.
- C. Electrical systems.
- D. Road, sidewalk, and patio construction.
- E. Drainage system.
- F. Recreational area improvements.

17.12.060 General Standards for Mobile Home Park Development:

- A. 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 publicly maintained, a maintenance agreement approved by the City Engineer will be required.
- B. Park Streets: Construct well-drained and paved streets at least twenty 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 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 feet in width.
- C. Sidewalks: A paved public sidewalk of not less than four 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.
- D. Paving: Park streets shall be paved with an asphaltic or concrete surfacing, according to the structural specifications established by the City Engineer.
- E. Off-street Parking:
1. 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 eight feet by eighteen feet in size and paved with an asphaltic or concrete surface.
  2. Guest parking shall also be provided in every mobile home park, based on a ratio of one parking space for each four mobile home sites. Such parking shall be paved with an asphaltic or concrete surface.
- F. Fencing and Landscaping: A landscaping plan drawn to scale shall be submitted with the preliminary plan showing the following:
1. 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 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.
  2. Landscaping shall be provided within the front and side yard setback areas, and all open areas in the mobile home park not otherwise used.

3. 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.

G. Site Development Standards:

1. Acreage: There shall be a two acre minimum and an eight acre maximum in the R-1, R-2 and R-3 zones.
2. Density:       R-1: 6 unit maximum per acre  
                  R-2: 8 unit maximum per acre  
                  R-3: 10 unit maximum per acre
3. Setbacks:
  - a. No mobile home shall be located closer than ten feet from a public dedicated street. Garages facing a public dedicated street shall be twenty feet from the property line.
  - b. No mobile home shall be located closer than ten feet from an interior park property line.
4. Spacing:
  - a. A mobile home shall be separated from an adjoining mobile home and its accessories by a minimum of ten feet, end to end or side to side.
  - b. The distance between non-HUD approved mobile homes placed parallel to each other may be ten feet on one side, but must be at least fourteen feet 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 ten feet apart on both sides, but must be at least fourteen feet apart for half their length. See Attachment "A".
  - c. Adjacent mobile homes in all parks must be placed at least fourteen feet apart where a flammable or combustible fuel storage vessel is located on or between units.
5. Each mobile home shall have 120 square feet of one or more wooden decks or slabs of patios of concrete, flagstone or equivalent material.
6. All mobile homes within the park shall be provided with skirting.

7. New parks shall be placed at least 500 feet from another park excluding parks established prior to the effective date of this ordinance.

H. Other Site Requirements:

1. **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.
2. **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.
3. **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.
4. **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.
5. **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.
6. **Lighting:** Artificial lighting shall not glare, deflect, or reflect onto adjacent residential zones and residential uses in the park nor be unnecessarily bright.
7. **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).

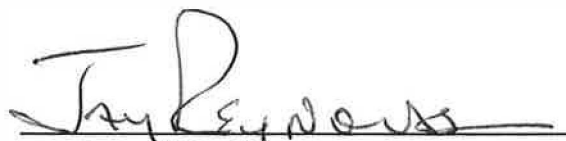
I. **State Requirements:** Rules and regulations governing mobile home facilities as contained in Oregon Revised Statute, Chapter 446, shall be applicable in the development and operation of a mobile home park, provided that the provision of this Ordinance shall prevail where said provisions are more stringent than those imposed by state law, rules or regulations.

Read for the first time: January 8, 1996.

Read for the second time: January 22, 1996, to become effective 30 days hence.

APPROVED by the Council of the City of Hood River this 22<sup>nd</sup> day of January, 1996.

  
\_\_\_\_\_  
Bob D. Palmer, Mayor

  
\_\_\_\_\_  
Jay Reynolds, City Recorder