

Chapter 18.56: MANUFACTURED HOMES OUTSIDE MANUFACTURED HOME PARKS

18.56.010 Standards for placement of manufactured housing on individual lots.

Manufactured housing allowed in this code other than in manufactured home parks must comply with the following standards:

- A. The manufactured dwellings shall be multi-sectional ("double wide" or wider) and enclose a floor area of not less than one thousand (1,000) square feet.
- B. The manufactured dwelling shall be placed on an excavated and backfilled foundation, enclosed at the perimeter with no more than twelve (12) inches of the enclosing material exposed above grade.
- C. The manufactured dwelling shall have a pitched roof, with a slope of at least a nominal three (3) feet in height for each twelve (12) feet in width.
- D. The manufactured dwelling shall have exterior siding and roofing which in color, material, and appearance is similar to the exterior siding and roofing material commonly used on residential dwellings within the community or which is comparable to the predominate materials used on surrounding dwellings as determined by the Director.
- E. The manufactured dwelling shall be certified by the manufacturer to have an exterior heat loss to thermal envelope meeting performance standards, which reduce levels equivalent to the performance standards required of single-family dwellings constructed under the State Building Code as defined in ORS 455.010.
- F. The manufactured dwelling shall have a garage, or carport constructed of like materials. An attached or detached garage in lieu of a carport is permitted where such is consistent with the predominant construction of immediately surrounding dwellings.

18.56.020 Manufactured home used as permanent residence.

The use of a manufactured home as a permanent residence for a night watchman or caretaker shall be processed subject to the provisions of Section 18.76. In addition, such use shall meet the following requirements:

- A. An improved parking area shall be provided on the manufactured home site;
- B. Landscaping shall be provided on the manufactured home site.

18.56.030 Compliance with construction and equipment standards.

All manufactured homes shall be manufactured after June 15, 1976, and carry an insignia indicating compliance with applicable Oregon State Manufactured Home Construction and Equipment Standards.