

ORDINANCE NO. 4220
(as amended by Ord. No. 4564, April 12, 1994)

MOBILE HOME DEVELOPMENT ORDINANCE

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ORDINANCE NO. 4220

(as amended by Ord. No. 4564, April 12, 1994)

MOBILE HOME DEVELOPMENT ORDINANCE

Section 1. General Provisions - All Developments

- 01.010 Title. This ordinance shall be known as the “McMinnville Mobile Home Development Ordinance.”
- 01.020 Intent and Purpose. It is the intent and purpose of this ordinance:
- a. To set forth design standards and procedures intended to:
 - 1. Provide a safe and healthful living environment for the residents of mobile home developments and the residents of the surrounding area;
 - 2. Insure that mobile home development is compatible with adjacent land use.
 - b. To provide for local mobile home park site plan review by the City to insure compliance with the applicable provisions of this ordinance.
 - c. To ensure that mobile home development provides affordable, quality housing in accordance with the goals of the McMinnville Comprehensive Plan.
 - d. To assure that recreational vehicle parks are developed to appropriate standards of health, safety, quality, and compatibility with surrounding uses.
 - e. To allow the development and continued use of recreational vehicle parks which are accessory uses to mobile home parks and to ensure that any accessory use recreational vehicle park is compatible with the residential character of the mobile home park.
- 01.030 Applicability. Mobile home development and recreational vehicle development in the City must comply with all federal and state standards and regulations. This ordinance will supplement the federal and state standards and regulations applicable on the local level. Nothing contained herein shall be construed to supersede or replace federal or state statutes, rules, or regulations with respect to any development.

- 01.040 Severability. Where any word, phrase, clause, sentence, paragraph or section, or other part of these regulations is held invalid by a court of competent jurisdiction, that judgment shall affect only that part held invalid and shall not impair the validity of the remainder of these regulations.
- 01.050 Enforcement. The Planning Director or, in his or her absence, the Building Official shall have the power and duty to enforce the provisions of this ordinance. An appeal from a ruling by the Director regarding the requirements of this ordinance may be made only to the Commission. A ruling of the Planning Commission may be appealed to the Council in accordance with Section 17.72.050 of Ordinance No. 3380.
- 01.060 Inspection. The Planning Director or an inspector appointed by the Planning Director may inspect every mobile home park and every recreational vehicle park in order to determine whether it conforms with the provisions of this ordinance. Any person operating a mobile home park or a recreational vehicle park shall, at all reasonable times upon request of the City's inspector, permit access to all parts of the facilities.
- 01.070 Violation--Procedure--Penalty.
- a. A uniform complaint, or citation to appear, may be issued to the owner or occupier of property being used in violation of this ordinance, requiring said owner or occupier to appear in court regarding a violation of the Mobile Home Development Ordinance.
 - b. A trial shall be heard before the judge without a jury. No appeal from the decision of the judge may be taken. The standard of proof required shall be by a preponderance of the evidence.
 - c. A person convicted of violating a provision of this ordinance shall, upon conviction, be punished by a fine of not more than five hundred (\$500) dollars for each day that the violation continues.
 - d. A violation of this title shall be considered a separate offense for each day that the violation continues.
 - e. In the event the owner/occupier fails to pay any fine imposed upon conviction of a violation, the court may issue a Show Cause Order to the individual so charged and require his or her presence in court to set forth the reasons for said failure to pay. If good and sufficient reasons do not exist, the court may request the Council to adopt an ordinance making the amount a lien against the property.

- 01.080 Legal Proceedings as Alternative Remedy. In case a building, mobile home, or other structure is, or is proposed to be located, or is proposed to be used, in violation of this title, the building, mobile home, or land thus in violation shall constitute a nuisance and the City may, as an alternative to other remedies that are legally available for enforcing this title, institute injunction, mandamus, abatement, or other appropriate proceedings to prevent, enjoining temporarily or permanently, abate or remove the unlawful location, construction, maintenance, repair, alteration, or use.
- 01.090 Set Up Permit - Building Permit Needed. A mobile home set up permit must be obtained from the City Building Official before any mobile home shall be set up and used for residential purposes within the city limits. A building permit must be obtained from the City Building Official before any building or mobile home accessory structure exceeding 120 square feet in area or over ten feet in height is set up or constructed within the city limits.
- 01.100 Mobile Home and Accessory Structure Support and Tie-Down. Mobile home and accessory building foundations, supports, and tie-downs shall conform to the Oregon Department of Commerce Administrative Rules concerning installation requirements.
- 01.110 Mobile Home Park Conversion. The following sections are intended to protect any mobile home park tenant from the inconvenience of being forced to move a mobile home without sufficient and fair notice when the park is being converted to another use.
- a. If a mobile home park is to be converted to another use which is not required by exercise of eminent domain or by order of state or local agencies, the owners or operators of the park shall give any tenant who will be dislocated written notice of such conversion. Such notice shall be given at least one year in advance of the dislocation and conversion. The notice may be less than one year if the owner or operator finds a space which is satisfactory to the mobile home tenant and pays the cost of relocating the mobile home to the space.
 - b. A rental agreement or lease for the rental of a space in a mobile home park zoned C-2 or C-3 shall include the following clause which shall be conspicuously displayed:

 "This mobile home park is zoned for commercial use and may be converted from a mobile home park to a shopping area, office, or other commercial use. If this occurs, tenants may be forced to move and relocate their mobile homes at

their own expense. To lessen any hardship to the tenant, City regulations require that the owner or operator of the mobile home park shall notify the tenant in writing of plans to convert the park one year in advance of the conversion.”

- c. None of the provisions of this section (01.110) shall apply to any occupant of a unit which is owned by the mobile home park operator or owner.

01.120 Removal. If a mobile home is removed from its foundation, the owner or manager shall disconnect and secure all utilities within 48-hours. Within 30-days after the removal of a mobile home, the owner or manager shall prepare the mobile home space for the occupancy of another mobile home by removing any nonpermanent foundation and nonpermanent accessory structures.

Section 2. Definitions - Except where the context clearly indicates otherwise, certain words and items used in this ordinance are defined as follows:

02.010 Accessory, Accessory Structure, or Accessory Building means any structural addition to a mobile home which is generally for the private use of the mobile home tenant, including carports, cabanas, porches, ramadas, storage cabinets, and similar structures. An accessory need not be directly attached to or structurally dependent upon a mobile home. Exception: Accessory structures shall be defined as buildings and require building permits only if they are over 120 square feet in area or over 10 feet in height.

02.020 Alter, with respect to a mobile home park, means to significantly change the layout or design of a park so that mobile home spaces are modified in size, shape, or number.

02.030 Arterial Street means a street designed primarily for through traffic, including both major and minor arterials. Arterial streets are identified in the McMinnville Comprehensive Plan, Volume I.

02.040 Building means any permanent park structure such as an office building, washroom, recreation building, or similar structure, owned by the park and generally for the common use of all the tenants.

02.050 Cabana means a stationary, lightweight structure which may be fabricated, or removed, with two or more walls, used adjacent to and in conjunction with a mobile home to provide additional living space meant to be moved with the mobile home.

02.060 Campsite means the individual space or area within a recreational vehicle park which is rented for overnight camping on a temporary basis and is designed primarily to accommodate a tent or tents and the activities associated with tent camping rather than being designed to accommodate a recreational vehicle.

- 02.070 Carport means a stationary structure consisting of a roof with its supports and not more than one wall, or storage cabinet substituting for a wall and used for sheltering motor vehicles.
- 02.080 City means the City of McMinnville.
- 02.090 Collector Street means a street that serves as the main route through a neighborhood. Collector streets are identified in the McMinnville Comprehensive Plan, Volume I.
- 02.100 Common Area means any area or space designed for the joint use of tenants occupying mobile home developments, not including off-street parking areas.
- 02.110 Commonly Used means an occurrence rate of at least ten percent within the City.
- 02.120 HUD Construction Code means the U.S. Department of Housing and Urban Development Code which has regulated mobile home constructions since it went into effect on September 15, 1976 and which was enacted pursuant to the National Manufactured Housing Construction and Safety Act of 1974.
- 02.130 Local Street means a street where through traffic is discouraged and which is designed for provision of direct access to adjacent properties. Local streets are identified in the McMinnville Comprehensive Plan, Volume I.
- 02.140 Lot means a parcel or tract of land.
- 02.150 Manufactured Home/House means a Class A mobile home conforming to HUD construction codes, transportable in more than one factory built sections, and designed to be used for permanent occupancy as a dwelling. For clarity and consistency within this ordinance, Manufactured Homes shall be referred to as Class A Mobile Homes. (Ord. 4564 §6, 1994).
- 02.160 Mobile Home means a structure transportable in one or more sections, each built on a permanent chassis, and which is designed to be used for permanent occupancy as a dwelling, which was designed and built to comply with the Oregon State Department of Commerce Rules and Regulations for Mobile Homes. Mobile home does not mean recreational vehicle or modular home. (Ord. 4481 January 8, 1991).
- 02.170 Mobile Home Cooperative means a mobile home park where the mobile homes are privately owned and the land and buildings are under the ownership of a homeowners association or other similar cooperative association of mobile home residents. A mobile home cooperative shall meet all of the requirements and standards applicable to mobile home parks.

- 02.180 Mobile Home Development means mobile home park, mobile home subdivision, or mobile home cooperative.
- 02.190 Mobile Home Park means any place where four or more mobile homes spaces are located within 500 feet of one another on a lot, tract, or parcel of land under the same ownership, the primary purpose of which is to rent space to any person for a charge or fee paid or to be paid for rental or use of facilities or to offer space free in connection with securing the trade or patronage of such person. (Ord. 4564 §7, 1994).
- 02.200 Mobile Home Subdivision means a subdivision designed primarily for the occupation of mobile homes where ten or more contiguous lots are developed solely for occupation by mobile homes.
- 02.210 Modular Home means a dwelling unit which has been in whole or substantial part manufactured at an off-site location to be wholly or partially assembled on site and complies with the requirements for a prefabricated structure in the Uniform Building Code.
- 02.220 Occupied Area means that area of an individual mobile home space which has been covered by a mobile home and its accessory structures.
- 02.230 Owner means an owner of a recreational vehicle park, an owner of a mobile home development, or an owner of a lot in a mobile home development. Owner also means an association of owners or an authorized agent of the owner or owners.
- 02.240 Park means a mobile home park or recreational vehicle park except where the context clearly indicates otherwise.
- 02.250 Park Street means a private way or private street which affords principal means of access to abutting individual mobile home spaces and permanent park structures, or, in a recreational vehicle park, access to campsites, recreational vehicle spaces, and park facilities.
- 02.260 Perimeter, with respect to mobile home development, means the mobile home spaces or lots which are generally on the outer edge of the development and abut property which is not part of the development.
- 02.270 Person means every natural person, firm, partnership, association, social or fraternal organization, corporation, estate, trust, receiver, syndicate, branch of government, or any other group or combination acting as a unit.
- 02.280 Porch means an outside walking area which can also be used for passive recreation, the floor of which is elevated more than eight inches from the ground.

- 02.290 Ramada means a stationary structure having a roof extending over a mobile home, which may also extend over a patio or parking space for motor vehicles, and is used principally for protection from the sun and rain.
- 02.300 Recreational Vehicle means a vacation trailer or other vehicular or portable unit which is either self-propelled or towed or is carried by a motor vehicle, which is intended for human occupancy and is designed for vacation or recreational purposes but not residential use. For purposes of this ordinance, the term “recreational vehicle” includes units known by the following names: travel trailer, camping trailer, truck camper, and motor home.
- 02.310 Recreational Vehicle Park means a lot which is operated on a fee or other basis as a place for camping and for the parking of occupied recreational vehicles.
- 02.320 Recreational Vehicle Park as an Accessory Use means a recreational vehicle park that is an accessory use to a mobile home park and the number of spaces reserved for recreational vehicle use is less than one-third the total number of spaces in the park.
- 02.330 Skirting means siding for the mobile home which encloses the area between the ground and the bottom exterior edge of the mobile home. (Ord. 4564 §8, 1994).
- 02.340 Space, Mobile Home means any area or portion of a mobile home park which is designated or used for occupancy of one mobile home and its accessory structures.
- 02.350 Space, Recreational Vehicle means the individual space or area within a recreational vehicle park which is designed to accommodate a recreational vehicle and the activities associated with overnight recreational vehicle use and which is rented to the recreational vehicle user or camping party on a temporary basis.
- 02.360 Stand, Mobile Home means that portion of the mobile home space reserved for the location of the mobile home.
- 02.370 Stand, Recreational Vehicle means that portion of the recreational vehicle space which is reserved for the overnight parking of a recreational vehicle.
- 02.380 Street means a public or private way which provides vehicular and pedestrian access to adjacent properties and shall include the terms street, highway, thoroughfare, parkway, throughway, road, avenue, boulevard, lane, place, and other such names.

Section 3. Mobile Home Classes. For purposes of this ordinance, the following definitions shall apply:

03.010 Class A mobile home means a manufactured home used as a permanent residence manufactured after June 15, 1976, exhibiting the Oregon Department of Commerce “Insignia of Compliance” which indicates conformance with Housing and Urban Development (HUD) standards, and having the general appearance of conventional “stick-built” homes based on the following minimum standards:

- (a) The Class A mobile home shall be at least 24 feet in width and enclose a space of not less than 1,000 square feet.
- (b) The Class A mobile home shall be placed on an excavated and back-filled foundation and enclosed at the perimeter such that the bottom exterior edge of the manufactured home is located not more than 12 inches above grade.
- (c) The Class A mobile home shall have a minimum roof pitch of at least a nominal 3 inch rise for each 12 inches of run.
- (d) The Class A mobile 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 residential dwellings within the community or which is comparable to the predominant materials used on surrounding dwellings as determined by the Planning Director.
- (e) The Class A mobile home shall have a garage or carport constructed of like materials which are consistent with the predominant construction of immediately surrounding dwellings.
- (f) The Class A mobile home shall be certified by the manufacturer to have an exterior thermal envelope meeting performance standards which reduce heat loss to levels equivalent to the performance standards required of single-family dwellings constructed under the state building code as defined in ORS 455.010.
- (g) The Class A mobile home shall not be located adjacent to an historic landmark or within an historic district, as identified in the current McMinnville Historic Resources Inventory. (Ord. 4564 §9, 1994; Ord. 4481 January 8, 1991).

03.020 Class B Mobile Home means a mobile home used as a permanent residence, manufactured after June 15, 1976, which exhibits an

Oregon Department of Commerce “Insignia of Compliance” that indicates conformance with Housing and Urban Development (HUD) standards. Exception: If a mobile home was manufactured prior to June 15, 1976 or does not exhibit an “Insignia of Compliance”, it may be designated a Class B mobile home if the owner or owner’s agent can prove to the Building Official that the mobile home is in a condition that is not less than the equivalent of a mobile home built to the HUD construction standards that went into effect in Oregon on June 15, 1976.

A Class B mobile home shall meet the following minimum standards:

- a. Shall not be less than twelve (12) feet wide with exterior dimensions enclosing a space of not less than 500 square feet.
- b. Shall have skirting unless the mobile home is set on an excavated (pitted) foundation.
- c. Shall have any towing device removed or hidden from view.

03.030 Class C Mobile Home means a mobile home used as a permanent residence, manufactured after September 1, 1969. The mobile home shall exhibit an Oregon Department of Commerce “Insignia of Compliance” which indicates conformance with state standards in effect at the time of manufacture. Exception: If a mobile home was manufactured prior to September 1, 1969 or does not exhibit an “Insignia of Compliance”, it may be designated a Class C mobile home if the owner or owner’s agent can prove to the Building Official that the mobile home is in a condition that is not less than the equivalent of a mobile home built to the construction standards that went into effect in Oregon on September 1, 1969.

03.040 Class D Mobile Home means a mobile home used as a permanent residence and manufactured before September 1, 1969 or manufactured after September 1, 1969 and not meeting the criteria set forth for Class A, Class B, or Class C mobile homes.

Section 4. Permitted Locations

04.010 Mobile Home Parks and Subdivisions. Mobile homes shall be permitted in approved mobile home parks and mobile home subdivisions. Upon compliance with applicable regulations and processes, mobile home developments shall be permitted as follows (Attachment “A” – Mobile Home Zoning Matrix):

- a. Mobile home park development shall be permitted in the R-3 (Two-family Residential) and R-4 (Multiple-family Residential) zones.

- b. Mobile home subdivision development shall be permitted in the R-3 (Two-family Residential) zone, R-4 (Multiple-family Residential) zones. (Ord. 4564 §10, §11 1994; Ord. 4536, April 27, 1993; Ord. 4481, January 8, 1991)

- 04.020 Manufactured Homes on Individual Lots. Class A mobile homes shall be permitted on individual lots zoned R-1 or R-2 subject to the applicable zoning requirements. (Attachment "A" – Mobile Home Zoning Matrix). (Ord. 4564 §12, 1994; Ord. 4481 January 8, 1991)
- 04.030 Mobile Homes in Annexed Areas. A mobile home which exists on a parcel of land prior to that parcel being annexed to the City may, upon annexation and upon finding that such a use is not an outright permitted use as specified by the applicable sections within this zoning ordinance, remain on that parcel as legally nonconforming use subject to the provisions of Section 17.63 (Nonconforming Uses) of the Zoning Ordinance. (Ord. 4564 §13, 1994).
- 04.040 Recreational Vehicle Parks. Upon compliance with the applicable regulations and processes, recreational vehicle parks shall be permitted in the C-2 (Travel Commercial) and C-3 (General Commercial) zones. Any recreational vehicle park which is an accessory use to a mobile home park shall be permitted in the R-4 (Multiple-family Residential) zone pursuant to the requirements of Section 14.

Section 5. Mobile Home Parks - General Provisions/Permit Process

- 05.010 Permit Required. No person shall establish, construct, enlarge, or alter any mobile home park without the park owner or operator first obtaining a construction permit issued by the City pursuant to this section. The construction permit does not include building permits, mobile home set-up permits, electrical or plumbing permits, or a permit that is solely issued by the State of Oregon Department of Commerce.
- 05.020 Mobile Home Park Plan - Approval Required. No construction permit shall be issued without City approval of a mobile home park plan submitted pursuant to this section.
- 05.030 Fees Required. A construction permit fee and a plan review fee shall be paid in accordance with the Oregon Department of Commerce Administrative Rules. Until such time that the City is authorized to collect the fees required by the Department of Commerce Administrative Rules, a plan review fee shall be paid to the City in an amount equivalent to the fee charged for review of subdivision plans. For purposes of the fee calculation, mobile home spaces shall be used in place of subdivision lots.

05.040 Application for Plan Approval. Application for mobile home park plan approval shall include the submission of a mobile home park plan and related plan materials pursuant to this section. A completed application (forms provided by the Planning Director) shall be submitted with the park plan. The application form shall include the following information:

- a. The name and address of the applicant(s);
- b. The names and addresses of all owners of the property for which the application was submitted, including contract vendors and purchasers;
- c. The names and addresses of any leasees of the property;
- d. The legal description of the subject property;
- e. The zoning classification of the subject property;
- f. The number of mobile home spaces proposed;
- g. The names and addresses of the architect, landscape architect, engineer, or other designer of the mobile home park;
- h. The signature of the legal owner or owners.

05.050 The Site Plan. One reproducible copy plus five legible paper copies of the site plan for the development shall be submitted for approval. The site plan shall be prepared as follows:

- a. The site plan shall be on sheets measuring 18 X 24 inches in size and drawn at a scale of one inch equals 100 feet or a reasonable engineer's scale for the sheet size.
- b. The site plan shall include the following general information:
 1. The name of the proposed mobile home park. No mobile home park will be approved which has a name which could be confused with the name of another development in the city or county, as determined by the Planning Director;
 2. The date, north arrow, and scale of drawing;
 3. The names and addresses of the owners of the mobile home park;
 4. The names and addresses of the designers and engineers of the mobile home park.

- c. The site plan shall include the following information concerning existing conditions:
1. A vicinity map which locates the subject site within the City and identifies generalized existing land use within 800 feet of the subject site in each direction;
 2. The location, width, and names of both opened and unopened streets and easements within or adjacent to the proposed mobile home development;
 3. Important political boundaries or lines, such as section lines and city boundary lines;
 4. The location and direction of water courses and location of areas subject to flooding on a probability frequency of one (1) percent or greater;
 5. Natural features such as rock outcroppings, marshes, wooded areas, and isolated preservable trees;
 6. Existing use of property including location of existing structures which are to remain on the property;
 7. The topography of the site with contour intervals of not more than five feet;
 8. The soil types and the drainage properties of the soils.
- d. The site plan shall include the following information concerning the plan of the proposed mobile home park:
1. The location, width, name, approximate grades, and radii of curves of streets, including both public streets and park streets. The relationship of proposed streets to any existing streets and to any projected streets as shown on the McMinnville Comprehensive Plan Map, 1980, as amended, or as identified in the McMinnville Comprehensive Plan text, or as may be suggested by the Planning Director in order to assure adequate traffic circulation;
 2. The location, width, and purpose of easements;
 3. The location and approximate dimensions of each mobile home space with each space designated by number, letter, or name;

4. The approximate location and orientation of each mobile home stand within each mobile home space. Indicate the required separations and setbacks for each space and provide approximate size dimensions of the largest mobile home and accompanying carport or garage that can be sited on each space without exceeding separation or setback requirements;
 5. All buildings or structures, including laundry buildings, storage buildings, common park buildings, and park structures;
 6. Recreational facilities or areas such as swimming pools, tennis courts, and playgrounds;
 7. All common area or open space;
 8. Off-street parking areas;
 9. All fences, including height and materials;
 10. Mailbox locations.
- e. On a separate sheet include the following information concerning utilities and streets:
1. Park street layout and specifications including street materials, approximate grades, and radii of curves;
 2. The layout of all utility lines and service connections including water supply, sanitary sewer, electrical service, storm drainage, telephone, natural gas, and cable television;
 3. The layout of fire hydrants and irrigation systems;
 4. The location and type of light fixtures for lighting the park streets and walkways.

05.060 Required Additional Plans. The following plans shall be submitted with the site plan:

- a. The floor plans and elevations of all park buildings;
- b. A landscaping plan in accordance with Chapter 17.57 of the McMinnville Zoning Ordinance.

05.070 Supplemental Plans. Any of the following plans may be required by the Planning Director or staff to supplement the mobile home park plan:

- a. Approximate center line profiles with extensions for a reasonable distance beyond the limits of the proposed mobile home park showing the finished grade of the streets and the nature and extent of street construction. Where any cut or fill will exceed three feet in depth, cross sections of the road shall also be submitted;
- b. Proposals for storm water drainage and flood control, including profiles of proposed drainage ways.

05.080 Review of Mobile Home Park Plans. The Planning Director shall review all mobile home park plans and related materials with respect to conformance with the applicable provisions of this ordinance. When given authority to do so by the State Department of Commerce, the Planning Director shall review mobile home park plans and related materials with respect to conformance with the laws, rules, and regulations of the State of Oregon.

05.090 Review Process and Appeal. Mobile home park plans shall be subject to the following approval and appeal process:

- a. The Planning Director shall, within 30-working-days from the date of submission of a complete set of plans, approve or return the plans with noted modifications to the applicant; otherwise, the submitted plans shall be considered approved by the City.
- b. Any decision of the Planning Director in regard to the review of the mobile home park plans may be appealed to the McMinnville Planning Commission. The appeal shall be filed in writing with the City Recorder no more than 15-days after the decision being appealed was made. The Planning Commission shall hold a public hearing on the matter and notice requirements and public hearing procedures shall be as follows:
 - 1. A public hearing shall be held by the Planning Commission at the earliest practicable regularly scheduled meeting of the Planning Commission which allows time for public notice.
 - 2. Notice of the public hearing shall be published in a newspaper of general circulation in the City not less than 5-days nor more than 15-days prior to the date of the public hearing.
 - 3. Written notice of the appeal shall be mailed to all owners of property within 300 feet of the exterior boundary of the property for which the mobile home

park has been requested, no fewer than twenty nor more than thirty days prior to the date of the public hearing. (Ord. 4536 April 27, 1993).

4. Public hearings shall be conducted as per requirements of McMinnville Ordinance No. 3682, as amended.
5. A public hearing may be continued to a specific date and time by oral pronouncement prior to the close of such hearing and such pronouncement shall serve as sufficient notice of such continuance to all applicants, adverse parties and interested parties.
6. Any decision of the Planning Commission shall become final 15-days after the date it is made, provided that an appeal is not filed, pursuant to Section 17.72.050 of the McMinnville Zoning Ordinance.

05.100 Issuance of a Construction Permit. A mobile home park construction permit shall be issued by the City Building Official upon final approval of the mobile home park plan by the Planning Director and payment of all required fees by the applicant.

05.110 Expiration and Validity of Plans and Permits. Expiration dates and validity of plans and permits shall be consistent with the provisions set forth by the Oregon Department of Commerce Administrative Rules.

05.120 Phased Development of Mobile Home Parks. A mobile home park may be constructed in phases provided that a master plan has been approved by the City.

Section 6. Mobile Home Parks - General Design Standards

06.010 Zonin2 Requirements. Except as modified by this ordinance, all buildings and uses within a mobile home park shall comply with the provisions of the zoning district in which the park is located.

06.020 Street Standards. Park streets shall conform to the following minimum state and city requirements.

- a. Park streets shall be a minimum of 20 feet in width. If parallel parking is to be allowed on one side of the street, the minimum street width shall be 30 feet. If parallel parking is to be allowed on both sides of the street, the minimum street width shall be 34 feet.

- b. Streets shall be paved with cement or asphaltic concrete, and designed and constructed to the specifications provided by the Oregon Department of Commerce Administrative Rules.
- 06.030 Cul-de-sacs. If a cul-de-sac is over 400 feet in length or serving more than 18 dwelling units, an access way for fire protection shall be provided according to the specifications of the Fire Chief.
- 06.040 Curbing. Park streets shall be provided with curbing which at a minimum shall provide a stable edge for paving materials. Unless an alternative method of curbing is approved by the Planning Director, curbing shall be concrete and shall be a minimum of four inches wide and eight inches deep. The curbing may be designed so that the top of the curb is flush with the street surface.
- 06.050 Parking. Each mobile home space shall be provided with a minimum of two off-street parking spaces exclusive of any guest parking. Parking spaces may be designed end-to-end or side-by-side. Guest parking shall be provided at a rate of one parking space for each two mobile home spaces and may utilize parking spaces on the mobile home park streets. If the park streets do not provide an adequate number of parking spaces, guest parking shall be provided in an off-street parking lot.
- 06.060 Decks. Each mobile home space shall be provided with at least one slab or deck constructed of wood, concrete, asphalt, stone, metal, or other similar material. The slab or deck shall be constructed in such a way as to not interfere with the minimum parking requirements.
- 06.070 Walks. Walks shall be provided to connect the park buildings to a park street or public street. The walks shall be hard surfaced, well-drained, and wide enough to accommodate a standard wheel chair.
- 06.080 Lighting. Streets and walkways designed for the general use of the park residents shall be lighted during the hours of the darkness. Such lighting shall not be under the control of the mobile home occupant.
- 06.090 Driveway. Each mobile home space within the park shall have access to a street by means of a driveway. The driveway shall be in a visually unobstructed area, not less than ten feet in width and shall be well drained and constructed of asphaltic concrete or Portland cement concrete.
- 06.100 Play Areas. A separate play area shall be provided in all mobile home parks that accommodate children under 14 years of age unless each space has a minimum size of 4,000 square feet. A required play area shall not be less than 2,500 square feet in areas

with no dimension less than 30 feet and there shall be at least 100 square feet of play areas provided for each mobile home space occupied by children. A buffer strip as defined in Section 06.130 or a fence at least 4 feet in height shall be provided if the play area abuts a railroad, a public street, a steep slope, or other hazard. The play area shall be located so that no space is farther from the play area than two-thirds of the distance between the most distant points on the park boundary.

- 06.110 On Site Storage. The on-site storage of equipment, tools, building materials and supplies belonging to the management of the park shall be screened by a sight-obscuring planting or fence.
- 06.120 Recreational Vehicle Storage Lot. If a storage lot is provided for the parking of campers, boats, and recreational vehicles, the lot shall be screened by a sight-obscuring fence or wall between six and seven feet in height or by an evergreen hedge or planting that will mature within five years and reach at least six feet in height at maturity.
- 06.130 Buffer Strip. Any portion of a mobile home park which is within 50 feet of a railroad or a general industrial area and any portion of a residentially zoned mobile home park which abuts a commercial zone shall be provided with a landscaped buffer strip designed to protect residents of the park from noise, glare, or other noxious occurrences. The buffer strip shall be at least 20 feet in depth and shall be fenced, planted, and/or bermed to meet the intent of this section. Vision clearance requirements pursuant to Chapter 17.54 of the Zoning Ordinance apply to the landscape buffer strip for all mobile home parks including parks in commercial zones.
- 06.140 Landscaping Requirements. Pursuant to Chapter 17.57 of the McMinnville Zoning Ordinance a minimum of 25 percent of the gross area of mobile home parks shall be landscaped. If the Landscape Review Committee finds that the intent and purpose of Chapter 17.57 will be met, the required minimum area to be landscaped may be reduced to 15 percent of the gross area of the park. The required landscape area may include any required buffer strip area, play area, or landscaped screening.
- 06.150 Parkland Fee Requirements. A fee or land meeting the criteria set forth by the City shall be dedicated to the City for park and recreation purposes. The fee or amount of land to be dedicated shall be calculated according to the formula provided in the parkland dedication and parks fees ordinance (No. 4282) of the City. For purposes of the calculation, the number of persons per mobile home unit will be the same as the number used for calculation involving duplex units. (Ord. 4282)

- 06.160 Fire Protection. If a mobile home space or permanent structure in the park is more than 250 feet from a public fire hydrant, the park shall have water supply mains designed to serve fire hydrants and hydrants shall be provided within 250 feet of such space or structure as required by the Uniform Fire Code – Appendix 3, subsection (b). Each hydrant within the park shall be located adjacent to a vehicular way and shall conform in design to the public hydrants in the City. (Ord. 4564 §14, 1994).
- 06.170 Water Supply. Each mobile home space shall be provided with City water services.
- 06.180 Sewage Disposal. Each mobile home space shall be provided with a connection to the City’s sewer system in accordance with standards specified by the Director of Public Works.
- 06.190 Storm Drainage. All mobile home spaces and park streets shall be provided with adequate storm drainage in conformance with City specifications and shall be connected to the drainage system of the City if such system is available and if such a connection is requested by the City.
- 06.200 Electrical System. All mobile home spaces shall be served by the City electrical system.
- 06.2 10 Separations and Setbacks. The minimum separations and setbacks applicable in all mobile home parks are as follows:
- a. A minimum of a 15 foot setback shall be provided between any public street right-of-way and a mobile home, a park building, or an accessory structure.
 - b. A minimum of an eight foot setback shall be provided between any public street and a mobile home, a park building, or an accessory structure.
 - c. A minimum of a five foot separation shall be provided between any sidewalk intended for the common use of park residents and a mobile home or an accessory structure. Park buildings may be adjacent to sidewalks.
 - d. Any accessory structure that is attached to and used as part of the living area (floor area) of a mobile home shall be considered part of the mobile home and shall be separated from any other mobile home, park building, or similarly used accessory structure on an adjacent space by a distance that is consistent with the separations required for mobile homes.

Section 7. Design Standards for Mobile Home Parks in the R-3 Zone

- 07.010 Dwelling Units Permitted. Only those mobile homes defined as Class A mobile homes in Section 3 of this ordinance shall be permitted.
- 07.020 Minimum Area. No mobile home space shall contain less than 6,000 square feet.
- 07.030 Separation and Setbacks. In addition to setbacks and separations applicable to all mobile home park development, mobile home parks in the R-3 zone shall comply with the following standards:
- a. Mobile homes shall be separated by a minimum of 15 feet.
 - b. Except when on the same mobile home space, an accessory structure shall not be located closer than 15 feet to a mobile home or another accessory structure.
 - c. A park building shall be separated by a minimum of 15 feet from a mobile home or an accessory structure.
 - d. Accessory structures shall be set back a minimum of ten feet from the park boundary.
 - e. A minimum 15 foot side yard setback and a minimum 20 foot rear yard setback shall be provided between the park boundary and any mobile home or park building.

Section 8. Design Standards for Mobile Home Parks in the R-4 Zone

- 08.010 Design Standards - Alternatives. Mobile home parks in the R-4 zone shall develop according to one of the following alternatives:
- a. Alternative I - Alternative I mobile home parks shall comply with Sections 08.020, 08.030, 08.040, and 08.050.
 - b. Alternative II - Alternative II mobile home parks shall comply with Sections 08.060, 08.070, 08.080, and 08.090.
- 08.020 Alternative I - Dwelling Units Permitted. Only those mobile homes defined as Class A or Class B mobile homes in Section 3 of this ordinance shall be permitted. Only Class A mobile homes shall be permitted in spaces within 20 feet of the perimeter of the park or in spaces that abut public streets.
- 08.030 Alternative I - Minimum Area. No mobile home space shall contain less than 2,000 square feet and the average area of all spaces shall

contain not less than 3,000 square feet. The minimum area of the spaces on the perimeter of the park and the spaces abutting public streets shall be 6,000 square feet.

08.040 Alternative I - Separations and Setbacks. In addition to separations and setbacks applicable to all mobile home park development, mobile home parks in the R-4 zone which are constructed to Alternative I standards shall comply with the following:

- a. The separation between mobile homes shall be consistent with the Oregon Department of Commerce Administrative Rules governing such spacing.
- b. Except when on the same mobile home space, an accessory structure shall not be located closer than six feet to a mobile home or another accessory structure.
- c. A park building shall be separated by a minimum of ten feet from a mobile home and six feet from an accessory structure.
- d. Accessory structures shall be set back a minimum of ten feet from the park boundary.
- e. A minimum 15 foot side yard setback and a minimum 20 foot rear yard setback shall be provided between the park boundary and any mobile home or park building.

08.050 Alternative I - Perimeter Treatment. The perimeter of the mobile home park and the mobile home spaces that abut public streets shall be designed to reflect the appearance of conventional "stick-built" housing developments through conformance to standards provided below:

- a. Mobile home spaces on the perimeter of the park and mobile home spaces abutting public streets shall contain not less than 6,000 square feet.
- b. Only Class A mobile homes, as defined in Section 3 of this ordinance, shall be allowed to be located in mobile home spaces on the perimeter of the park and in mobile home spaces abutting public streets.

08.060 Alternative II - Dwelling Units Permitted. All classes of mobile homes as defined in Section 3 of this ordinance shall be permitted.

08.070 Alternative II - Minimum Area. No mobile home space shall contain less than 2,000 square feet and the average area of all spaces shall contain not less than 3,000 square feet.

08.080 Alternative II - Separations and Setbacks. In addition to separation and setback requirements applicable to all mobile home park development, mobile home parks in the R-4 zone which are constructed to Alternative II standards shall comply with the following:

- a. The separation between mobile homes shall be consistent with the Oregon Department of Commerce Administrative Rules governing such spacing.
- b. Except when on the same mobile home space, an accessory structure shall not be located closer than six feet to a mobile home or another accessory structure.
- c. A park building shall be separated by a minimum of ten feet from a mobile home and six feet from an accessory structure.
- d. Accessory structures shall be allowed to be located adjacent to the park boundary when designed to be part of the required screening.
- e. Mobile homes and park buildings shall be set back a minimum of five feet from the park boundary.

08.090 Alternative II - Perimeter Treatment. Except as required for vision clearance, the outer perimeter of each park and the spaces abutting public streets shall be improved with:

- a. A sight-obscuring fence or wall not less than six feet nor more than seven feet in height; or
- b. Maintained evergreen landscaping that will mature within three years, and reach at least six feet in height at maturity; or
- c. A combination of a and b above.

Section 9. (Section deleted pursuant to Ordinance 4536, April 27, 1993)

Section 10. Mobile Home Subdivisions - General Provisions/Application Procedures

10.010 Compliance Required. Except as modified by this ordinance, mobile home subdivisions shall comply with the provisions of McMinnville Ordinance No. 3702, the Land Division Ordinance, and McMinnville Ordinance No. 3380, the Zoning Ordinance.

10.020 Code Conformance. Mobile homes in mobile home subdivisions shall conform in all respects to local, state and federal requirements in effect at the time of their installation.

- 10.030 Permitted Locations. Mobile home subdivisions are permitted in the R-3 zone and the R-4 zone pursuant to this Ordinance and Chapters 17.18 and 17.21 of the McMinnville Zoning Ordinance, respectively. (Ord. 4564 §15, 1994).
- 10.040 Application and Processing. Mobile home subdivisions shall be subject to the same provisions of the McMinnville Land Division Ordinance (No. 3702) as conventional residential subdivisions in terms of application(s) and processing. The tentative plan shall include the following additional information:
- a. The approximate location and orientation of each mobile home stand on each lot and the approximate dimensions of the maximum sized mobile home and accompanying carport or garage that can be sited on the lot while still meeting all setback requirements of the zoning district.
 - b. The approximate location of any mobile home accessory structure, carport, or garage on a mobile home lot. (Ord. 4564 §16, 1994).
- 10.050 Dwelling Types Restricted. Unless approved as part of a planned development pursuant to Section 17.51 of the McMinnville Zoning Ordinance, only mobile homes shall be permitted dwelling units in mobile home subdivisions.

Section 11. Mobile Home Subdivision - Design Standards

- 11.010 Minimum Lots. The minimum number of lots allowed in a mobile home subdivision shall be ten contiguous lots developed solely for mobile home use.
- 11.020 Buffer Strip. Any portion of a mobile home subdivision which is within 50 feet of a railroad, a general industrial area, or a commercial area shall be provided with a landscaped buffer strip designed to protect residents of the subdivision from noise, glare, or other noxious occurrences. The buffer strip shall be at least 20 feet in depth and shall be fenced, planted, and/or bermed to meet the intent of this section. Vision clearance requirements pursuant to Chapter 17.54 of the Zoning Ordinance shall apply to the buffer strip. City approval of maintenance provisions shall be required.
- 11.030 R-3 and R-4 Zone Standards - Dwelling Types Permitted and Perimeter Treatment. The following standards shall be met by mobile home subdivision development in the R-3 and R-4 zones:
- a. Dwelling Types Permitted. Mobile homes defined as Class A mobile homes in Section 3 of this ordinance shall be

permitted in all mobile home subdivisions. Mobile homes defined as Class B mobile homes in Section 3 of this ordinance shall be permitted in mobile home subdivision located on property that is zoned R-4. Only Class A mobile homes shall be permitted on lots within 20 feet of the perimeter of the subdivision or on lots which abut arterial or collector streets. Arterial and collector streets are identified in the City of McMinnville Comprehensive Plan, Volume I.

- b. **Perimeter Treatment.** To provide for visual integration with surrounding residential areas, each mobile home lot which is within 20 feet of the perimeter of the subdivision or which abuts an arterial or collector street shall have only Class A mobile homes as the permitted dwelling type. (Ord. 4564 §17, 1994).

Section 12. Recreational Vehicle Parks - General Provisions

- 12.010 **Permitted Locations.** A recreational vehicle park is a permitted use in the C-2 (Travel Commercial) and C-3 (General Commercial) zones. A recreational vehicle park shall be permitted as an accessory use to a mobile home park in the R-4 (Multiple-family Residential) zone subject to the provisions of Section 14.
- 12.020 **City Approval Required.** Construction and operation of a proposed recreational vehicle park or addition to such park shall be according to a site plan approved by the Planning Director. The Planning Director shall review the site plan for the proposed park within ten working days of submittal and, after making a decision, shall notify the applicant of the decision within five working days.
- 12.030 **Fee Required.** A processing fee shall be paid to the City to defray the cost of reviewing the proposed recreational vehicle park. The fee shall be equivalent to the fee charged for a major partition of land and shall be paid when the site plan is submitted.
- 12.040 **Certificate of Sanitation.** Evidence shall be provided to the Planning Director that the park will be eligible for a certificate of sanitation as required by state law.
- 12.050 **Appeal.** Any decision of the Planning Director in regard to recreational vehicle parks may be appealed to the Planning Commission. The appeal process shall be the same as the process for appealing a decision in regard to mobile home parks as set forth in Section 5.090 of this ordinance.
- 12.060 **The Site Plan.** One reproducible copy plus five legible paper copies of the site plan for the recreational vehicle park shall be

submitted for review. Any additional required materials shall be submitted with the site plan.

- a. The site plan shall be accompanied by a completed application (form available from the Planning Director) on which the following information shall be provided:
 1. Names and addresses of applicants;
 2. The names and addresses of all owners of the property for which the site plan was submitted, including contract vendors and purchasers;
 3. The names and addresses of any leasees of the property;
 4. The zoning classification of the subject property;
 5. The legal description of the subject property;
 6. The number of recreational vehicle spaces and campsites proposed;
 7. The names and addresses of the architect, landscape architect, engineer, or other designer of the recreational vehicle park;
 8. The signature of the owner or the owners.
- b. The site plan shall be on sheets measuring 18 X 24 inches in size and drawn at a scale of one inch equals 100 feet or a reasonable engineer's scale.
- c. The site plan shall include the following general information:
 1. The proposed name of the park. No name will be allowed which could be confused with the name of another development in the city or county, as determined by the Planning Director;
 2. The date, north arrow, and scale of drawing;
 3. The names and addresses of the owners of the recreational vehicle park;
 4. The names and addresses of the designers and engineers of the recreational vehicle park.

- d. The site plan shall include the following information concerning existing conditions:
 - 1. A vicinity map which locates the subject site within the city and identifies generalized existing land use within 800 feet of the subject site in each direction;
 - 2. The location, width, and names of both opened and unopened streets and easements within or adjacent to the proposed recreational vehicle park;
 - 3. Important political boundaries or lines, such as section lines and city boundary lines;
 - 4. The location and direction of water courses and location of areas subject to flooding on a probability frequency of one (1) percent or greater;
 - 5. Natural features such as rock outcroppings, marshes, wooded areas, and isolated preservable trees;
 - 6. Existing use of property including location of existing structures which are to remain on the property;
 - 7. The topography of the site with contour intervals of not more than five feet;
 - 8. The soil types and the drainage properties of the soils.

- e. The site plan shall include the following information concerning the proposed plan for a recreational vehicle park:
 - 1. The locations, width, names, approximate grades, and radii of curves of streets, including both public streets and park streets. The relationship of proposed streets to any existing streets and to any projected streets as shown on the McMinnville Comprehensive Plan Map, 1980, as amended, or as identified in the McMinnville Comprehensive Plan text, or as may be suggested by the Planning Director in order to assure adequate traffic circulation;
 - 2. The material to be used for park streets;
 - 3. The location, width, and purpose of easements;
 - 4. The location and approximate dimensions of each recreational vehicle space with each space or campsite with each space designated by number, letter, or name;

5. The approximate location and orientation of each recreational vehicle stand within each space and an indication by use of symbols or other appropriate method of which spaces will be supplied with utility hook-ups;
 6. All buildings or structures, including restrooms, showers, laundry buildings, storage buildings, common park buildings, and park structures;
 7. Recreational facilities or areas such as swimming pools, tennis courts, and playgrounds;
 8. All common area or open space;
 9. Off-street parking areas;
 10. Fire hydrants and irrigation system;
 11. All fences, including height and materials;
 12. Location and type of light fixtures for lighting the park streets and walkways;
 13. The layout of all utilities, including water supply, sewage, storm drainage, and electrical service.
- f. The floor plans and elevations of all park buildings shall be submitted with the site plan.
- g. Any of the following plans may be required by the Planning Director or staff to supplement the recreational vehicle park site plan:
1. Approximate centerline profiles with extensions for a reasonable distance beyond the limits of the proposed recreational vehicle park showing the finished grade of the streets and the nature and extent of street construction. Where any cut or fill will exceed three (3) feet in depth, a cross section of the road shall also be submitted;
 2. Proposals for storm water drainage and flood control, including profiles of proposed drainage ways;
 3. A landscaping plan in accordance with Chapter 17.57 of the McMinnville Zoning Ordinance.

- 12.070 Phased Development of Recreational Vehicle Parks. A recreational vehicle park may be constructed in phases provided that a master plan has been approved by the City.
- 12.080 Length of Stay. Any use of a tent, tent camper, or recreational vehicle without plumbing facilities shall be limited to no more than 30-days in a 120-day period. To remain in a recreational vehicle park beyond 30-days, a recreational vehicle shall be equipped with plumbing facilities and shall be connected to the water and sewer systems of the park.

Section 13. Design Standards for Recreational Vehicle Parks

- 13.010 Minimum Size. The minimum size for a recreational vehicle park shall be one acre.
- 13.020 Park Density. No more than 25 recreational vehicle spaces and/or campsites per acre shall be permitted.
- 13.030 Space Size. The space provided for each recreational vehicle shall be not less than 1,000 square feet in area exclusive of any space used for common areas, walkways, or parking areas.
- 13.040 Required Separation. Recreational vehicle stands shall be separated from each other and from park structures by at least ten feet.
- 13.050 Setbacks. No recreational vehicle stand or park structure shall be located within 25 feet of a public right-of-way or within 20 feet of the property line.
- 13.060 Roadways. Roadways shall be paved with asphalt, concrete, or a similar hard surface material and shall be designed to permit easy access to each recreational vehicle space. Roadway widths shall be as follows:
- a. A one-way road shall be minimum of ten feet in width plus eight feet for each lane of parallel parking that is provided.
 - b. A two-way road shall be a minimum of twenty feet in width plus seven feet for each lane of parallel parking that is provided.
- 13.070 Parking. At least two off-street parking spaces shall be provided for each recreational vehicle space or campsite. A recreational vehicle stand may be used as one of the required parking spaces. A parking space shall be paved with asphalt or concrete.

- 13.080 Clear Vision Areas. A clear vision area shall be maintained at the entrance and exit to the recreational vehicle park. A clear vision area shall conform with the following:
- a. A clear vision area shall contain no planting, fence, wall, structure, or temporary or permanent obstruction exceeding two and one-half feet in height, measured from the top of the curb, or where no curb exists, from the established street centerline grade, except that the following may be allowed in the clear vision area:
 1. Trees exceeding this height may be located in the clear vision area provided all branches and foliage are removed to a height of eight feet above the grade;
 2. Telephone, power, and cable television poles;
 3. Telephone switch boxes provided that they are less than ten inches wide at the widest dimension.
 - b. A clear vision area at the intersection of a public Street and a park road shall be the triangular area established according to the following dimensions:
 1. A line extending 30 feet from the intersection along public right-of-way.
 2. A line extending ten feet from the intersection along the park road.
 3. A third line that creates the triangular clear vision area by connecting the ends of the lines described in 1 and 2 above.
- 13.090 Common Use Recreation Areas. A minimum of eight (8) percent of the gross site area for recreational vehicle parks shall be set aside and developed as common use areas for recreational facilities or recreational open spaces.
- 13.100 Common Facilities. The park shall provide toilets, lavatories, and showers for each sex in the following ratios: for each fifteen recreational vehicle spaces or any fraction thereof: one toilet, one urinal, one lavatory, and one shower for men; and one toilet, one lavatory, and one shower for women. The toilets and showers shall afford privacy and the showers shall be provided with private dressing rooms.
- 13.110 Perimeter Treatment. Except as required for vision clearance, the perimeter of each park shall be improved with:

- a. A sight-obscuring fence or wall not less than six feet nor more than seven feet in height; or
- b. Maintained evergreen landscaping that will mature within three years, and reach at least six feet in height at maturity; or
- c. A combination of a and b above.

13.120 Drainage. Each recreational vehicle space or campsite and each park street shall be designed to facilitate water run off.

13.130 Refuse Disposal. Durable, water-tight, easily cleanable refuse containers shall be provided at the rate of eight cubic feet (60 gallons) for each five campsites or recreational vehicle spaces. Refuse containers shall be located in such a manner that at least one readily accessible refuse container is within 150 feet of any recreational vehicle space or campsite.

13.140 Water Supply.

- a. The water supply shall meet the requirements of the State of Oregon Health Division and shall be connected to the City of McMinnville water system.
- b. Where individual water connections are not provided to recreational vehicle spaces or campsites, common use water faucets shall be conveniently accessible and located no more than 150 feet from any campsite or recreational vehicle space.
- c. A water station for filling recreational vehicle water storage tanks shall be provided.

13.150 Sewage Disposal.

- a. The sewage disposal system shall meet the requirements of the State of Oregon Health Division and shall be connected to the City of McMinnville sanitary sewer system.
- b. A sanitary waste system, meeting the standards of the State of Oregon Health Division, shall be provided and shall be screened from recreational vehicle spaces, campsites, and adjacent property. Screening shall be achieved with:
 - 1. A sight-obscuring fence or wall not less than six feet nor more than seven feet in height; or
 - 2. Maintained evergreen landscaping that will mature

within five years, and reach at least six feet in height at maturity; or

3. A combination of a and b above.

Section 14. Recreational Vehicle Parks as Accessory Uses

- 14.010 Compliance. Any development or expansion of a recreational vehicle park that is an accessory use to a mobile home park shall comply with all applicable provisions of this ordinance.
- 14.020 Approval Process. Development or expansion of a recreational vehicle park as an accessory use to a mobile home park is subject to the approval process set forth in Section 12. Application for approval of plans for the use may be in conjunction with application for approval of a mobile home park plan.
- 14.030 General Design Standards. Design standards for a recreational vehicle park which is an accessory use to a mobile home park shall be consistent with the design standards for recreational vehicle parks pursuant to Section 13 except for the following:
- a. Minimum Size. The minimum size of the entire development including both the mobile home park use and the recreational vehicle park accessory use shall be two acres.
 - b. Open Space and Recreational Amenity Requirements. When recreational open space, landscaping, or similar amenities are required and are based on gross acreage of the development, the required areas or amenities shall be computed separately for the mobile home park use and the recreational vehicle park use and shall be computed based on the gross acreage intended for each use.
- 14.040 Use Separation. The area of the park designed for mobile home park use shall be physically separated from the area designated for recreational vehicle use by no less than a ten foot wide landscaped buffer, a six foot high sight-obscuring fence or planting, a twenty-foot wide roadway, or another similar method of separation meeting the approval of the Planning Director.
- 14.050 Use Ratio. Not more than 33 percent of the total spaces of the mobile home park and its recreational vehicle park accessory use shall be utilized by recreational vehicles.
- 14.060 Permitted Locations. Any recreational vehicle park that is an accessory use to a mobile home park shall be located in an R-4 zone and shall be adjacent to and gain direct access from one of the following major arterial streets as designated in the McMinnville Comprehensive Plan: Highway 99W or Highway 18.

EXHIBIT "A"
(Ord. 4564 §18, 1994)

MOBILE HOME ZONING MATRIX

	STATUS
R-1 Zone	
Class A on a single lot	Permitted Use – Chapter 17.12
Mobile Home Subdivision	Class A – Permitted Use – Chapter 17.12
Mobile Home Park	Not Permitted
RV Park	Not Permitted
R-2 Zone	
Class A on a single lot	Permitted Use – Chapter 17.15
Mobile Home Subdivision	Class A – Permitted Use – Chapter 17.15
Mobile Home Park	Not Permitted
RV Park	Not Permitted
R-3 Zone	
Class A on a single lot	Not Permitted
Mobile Home Subdivision	Class A – Ord. 4220 – Section 11
Mobile Home Park	Class A – Ord. 4220 – Section 7
RV Park	Not Permitted
R-4 Zone	
Class A on a single lot	Not permitted
Mobile Home Subdivision	Classes A and B – Ord. 4220 – Section 11
Mobile Home Park	All Classes – Ord. 4220 – Section 8
RV Park	Accessory Use – Ord. 4220 – Section 12
C-2 Zone Travel Commercial	
RV Park	Permitted Use – Ord. 4220 – Section 12
C-3 Zone General Commercial	
RV Park	Permitted Use – Ord. 4220 – Section 12