



**CITY OF COOS BAY
LAND DEVELOPMENT ORDINANCE 93**

**PACKET FOR SITING MANUFACTURED HOMES IN
RESIDENTIAL ZONES**

Zones allowing the use:

R-1, R-2, and R-W; however, some of these areas may have restrictive covenants that will restrict the siting of manufactured homes.

Zones that may allow the use with approval of a land use application.

R-3, R-4P, and R-5.

Prohibited Areas:

In all zones, a manufactured home will not be allowed if the property is located 100 feet from any property recognized as historic on the State list of historic property, the National Registry of Historic Property, the Comprehensive Plan's list of cultural resources, or a historic district.

Manufactured home minimum design requirements:

- ___ 1. The home must have a pitched roof with a slope of at least 3' in rise for every 12 feet in run.
- ___ 2. The home must be multi-sectional. In other words, it must be a double wide or greater. A "tip out" will not qualify as a section.
- ___ 3. The home must be at least 1000 square feet in size.
- ___ 4. The home must be certified by the State of Oregon to meet or exceed Housing and Urban Development (H.U.D.) standards. This will be indicated by a red medal tag attached to the home.
- ___ 5. The home must also be certified by the manufacturer to meet "Super Good Cents" or submit certification from the manufacturer that the exterior thermal envelope meets the performance standards equivalent to that required for a single-family dwelling built to the Uniform Specialty Code.
- ___ 6. The manufactured home must have conventional wood or textured siding material (flat plywood and aluminum siding will not meet the standard.)
- ___ 7. The roof must be covered with conventional shingles or shakes. Composition shingles are acceptable.

Any proposed deviation to the standards for the siding or roofing material must be justified through the provision in Chapter 3.22, Section 4(2) of the Land Development Ordinance.

Siting requirements for a manufactured home:

1. The perimeter of the home must be enclosed with a concrete or concrete masonry wall which extends from the bottom of the excavated area to the underside of the manufactured home. The wall must be trimmed at the meeting with the home to approximate the appearance of a concrete foundation for a conventional single family dwelling.

Portions of the wall may need to meet additional requirements if they are supporting additional loads from an attached garage or carport. These questions should be directed to the local building inspectors.

This requirement creates a retaining wall type enclosure around the manufactured home instead of wood or metal skirting.

Grade must direct water away from the building's exterior.

Minimum Permit Requirements:

Manufactured home siting permit (includes \$55 Planning review fee)	\$399.39
Sewer hookup fee (includes \$75.00 processing fee & refundable \$500 bond)	\$720.00
Driveway access/curb cut permit	\$75.00
Building permit for garage or carport (optional)	\$351.65
Permit fee for typical 20x20 garage (fees vary depending on size.)	
*System Development Charges (SDC)	<u>\$7,941.28</u>
TOTAL:	\$9,487.32

***For homes on private lots, see attached sheet for summary of SDC fees.
There is currently a moratorium on all SDC fees but they could be reinstated at a later date.**

Plot Plan Requirements:

- Approximate elevations at each corner of the lot.
- Location of all cuts and fills on the lot.
- Location of the manufactured dwelling and all accessory buildings and structures, including retaining walls.
- Setbacks from property lines, lot lines, streets, public sidewalks, easements of record and other structures on the same or adjacent lots.
- Intended finish grade.
- Location and type of all site drainage, including rain drains.
- Where there is more than a 12-inch difference in elevation between two adjacent corners of a site, the plot plan shall include contour lines or shall be submitted with a cross-sectional drawing of the lot showing the approximate elevations of the lot.
- When installed outside of a manufactured dwelling, other information such as location of wells, septic tanks, leach lines, petroleum tanks, natural water ways, easements of record and other information necessary to assure health and safety may be required by the municipality.

Additional Permits That May Be Needed:

- Decks which are 30 inches above grade or larger than 120 square feet and retaining wall permits - check with Public Works and Development at #541-269-8918.
- Storm, water, electrical, and plumbing service to the home and garage - check with State Building Codes at #541-396-2148.
- Water service - check with the Coos Bay/North Bend Water Board at #541-267-3128.

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SDC Summary Chart Per 1 EDU (Single Family Dwelling)

	Transportation Effective 5-18-06	Wastewater Treatment Effective 9-14-06	Collections Sanitary Effective 9-14-06	Collections Storm Effective 9-14-06	
Reimbursement Fee	\$99.58	\$581.42	\$154.60	\$0	
Improvement Fee	\$684.22	\$601.77	\$4,820.65	\$620.88	
Compliance Fee	\$39.19	\$59.16	\$139.91	\$139.90	
Total	\$822.99	\$1,242.35	\$5,115.16	\$760.78	\$7,941.28