



LAND USE APPLICATION Dwellings in the Forest Use Zone Supplemental Information

Manufactured Homes in a Resource Zone

A manufactured home permitted to be sited as a single-family dwelling on an individual lot or parcel in a farm and forest use zone shall be in compliance with the following standards and regulations as a minimum. If the manufactured home is placed within one half mile of a residential zone (Rural Residential, Farm Residential, or Suburban Residential) the standards of subsection B of this section shall apply. The distance of one-half mile will be measured from the site of the home to the boundary of the residential zone in a direct line and not specifically along the roads or streets.

1. The manufactured home shall be a 14-foot single-wide, at a minimum, or a multi-sectional unit and shall contain at least 745 square feet of space as determined by measurement of the exterior dimensions of the unit exclusive of any trailer hitch device.
2. The manufactured home unit shall be manufactured no more than 10 years before the receipt date of the siting request application by the Planning Department and bear the Oregon Department of Commerce "Insignia of compliance." All preowned and preoccupied units (i.e., used) shall be inspected by a certified Building Official prior to installation and occupancy to ensure compliance with applicable standards required for the "Insignia of compliance" and to ensure that such units are in such a condition as to not be detrimental to the public health, safety, and general welfare or to adjoining properties.
3. The manufactured home shall be installed according to the specifications outlined in the Oregon Manufactured Dwelling and Park Specialty Code in effect at the time of installation and as utilized by the Morrow County Building Official. (See ORS 446 and OAR 918 Division 500.)
4. All manufactured home accessory buildings and structures shall comply with state and local construction and installation standards. Roofing and siding materials shall be of similar material and color and complementary to the existing manufactured home unit. Manufactured home accessory structures include porches and steps, awnings, cabanas, or any other structure or addition that depends in part on the manufactured home for its structural support, or in any manner is immediately adjacent to or attached to the manufactured home. Such structures or additions shall not total more than 40 percent of the total living space of the manufactured home. Garages and carports, either attached or detached, are not counted in this percentage. Ramadas, as defined in ORS 446, shall not be permitted.
5. When removing a manufactured home the owner of the property shall remove the foundation and all accessory structures and additions to the manufactured home and permanently disconnect sewer, water, and other utilities if the manufactured home is removed from its foundation unless otherwise authorized by the County. In the event the owner fails to accomplish said work within 30 days from the day on which the manufactured home is moved from its foundation, the County may perform such work and place a lien against the property for the cost of such work. This condition shall not apply in the event that the manufactured home is replaced on the original foundation, or on the original foundation as modified, or by another approved manufactured home within 30 days of the original unit's removal. Said lien may be initiated by the County Court.

Unless the new dwelling will be a replacement dwelling, the Siting Standards for Dwellings and Structures in Forest Zones (MCZO 3.020(E)) also are required as part of the permitting process. See Supplemental Information Sheet: Dwellings in the Forest Use Zone.