



# Manufactured Dwelling Parks

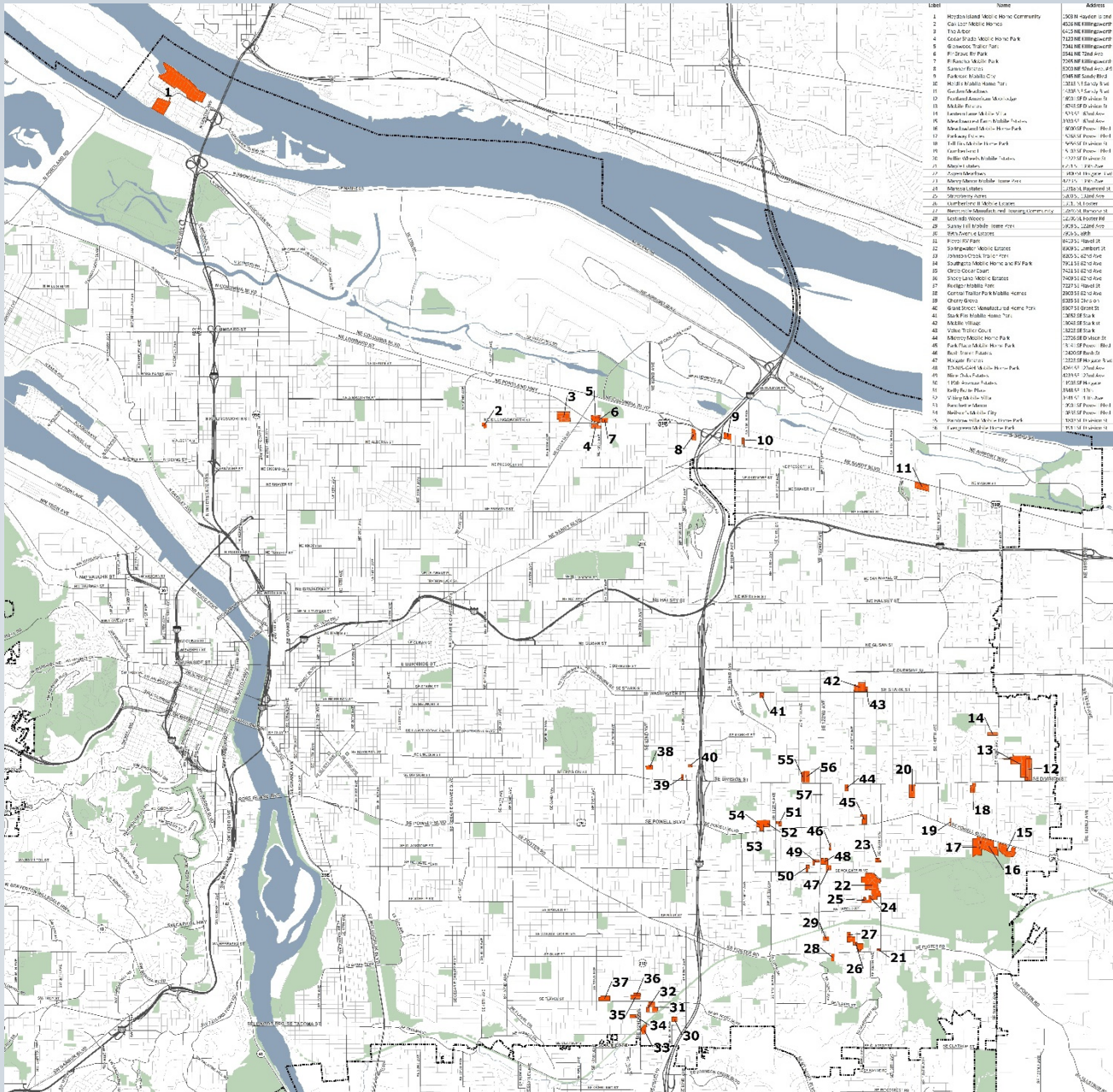
PSC Hearing

June 12, 2018



Bureau of Planning and Sustainability  
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# Proposed Changes

- **Comprehensive Plan Policy Amendments**
- **Comprehensive Plan Map Amendments**
- **Zoning Code Amendments**
- **Zoning Map Changes**



# Zoning Code

- A new base zone - RMP
- The only type of development allowed in the RMP zone is manufactured dwellings in a manufactured dwelling park.
- Limited Retail Sales and Service  
Recreational vehicle parks are allowed.
- Institutional Categories are Limited and/or Conditional Uses  
Community service, schools, daycare



# Conversion

Quasi-Judicial Comprehensive Plan Map amendments are reviewed through a Type III procedure with City Council adoption.

## Key Approval Criterion

The requested designation is evaluated against relevant Comprehensive Plan policies and on balance has been found to be equally or more supportive of the Comprehensive Plan as a whole than the old designation.



# Amendments

## Map change - #33 Johnson Creek Trailer Park



# Amendments

- Amend Title 18 Noise Control
- Amend Title 32 Signs and Related Regulations

The new Residential Manufactured Dwelling Park (RMP) zone needs to be added to the list of zones in order to be included in the regulations.



# Amendments

## Affordable Housing Bonus

50% increase in maximum density when at least 50% of all of the dwelling units on the site are affordable to those earning no more than 60% AMI.





# Amendments

## Zone Change Criteria

(1) Add R1 and R2 to the zone(s) that are allowed in the RMP LU Designation.

(2) Add language in 33.855.050 ("Approval Criteria for Base Zone Changes") establishing the Portland Housing Bureau as a review entity (along with the other infrastructure bureaus) and a criteria related to affordable housing that would be used in evaluating proposed zone changes from MDP to either R2 or R1. Possible language: Policy 5.1: Housing potential.



# Amendments

## Conditional Use Approval Criteria

Direct staff to modify the code to allow as conditional uses those residential uses currently allowed on these properties subject to a conditional use permit and to draft conditional use permit criteria for inclusion in Chapter 33.815.

