

# Manufactured Dwelling Parks

Comprehensive Plan Policy Amendments

Comprehensive Plan Map Amendments

Zoning Code Amendments

Zoning Map Amendments



Proposed Draft  
May 2018



Bureau of Planning and Sustainability  
Innovation. Collaboration. Practical Solutions.

City of Portland, Oregon  
Ted Wheeler, Mayor • Susan Anderson, Director



## How can I provide comment to decision-makers?

Formal public testimony on the *Proposed Draft* of the **Manufactured Dwelling Parks Project** is directed to the Portland Planning and Sustainability Commission (PSC). The public is invited to submit testimony in person at the public hearing or in writing. The PSC may amend the proposal and will subsequently vote to recommend the changes to the Portland City Council.

Send *Proposed Draft* public testimony to:

### Testify in person at the PSC public hearing.

You may speak for 2 minutes to the Commission, and your testimony will be added to the public record.

#### PSC Public Hearing

Tuesday, June 12, 2018 at 6:30PM

Portland Community College – Southeast Campus Community Hall Annex

2305 SE 82nd Ave, Portland, OR 97216

To confirm the time and date, check the PSC calendar at [www.portlandoregon.gov/bps/35452](http://www.portlandoregon.gov/bps/35452)

### Testify in writing.

Written testimony must be received by 4 pm on June 12th, 2018. Please provide your full name and mailing address.

- Map App: [www.portlandmaps.com/bps/mapapp](http://www.portlandmaps.com/bps/mapapp)  
Click on Manufactured Dwelling Parks Project to review and testify on property-specific zoning; use the “Testify” button to provide your testimony, then read it and others in real time.
- Email: [psc@portlandoregon.gov](mailto:psc@portlandoregon.gov) with subject line “PSC Manufactured Dwelling Parks testimony”
- U.S. Mail:  
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A digital copy of this report and additional project background information can be found at [www.portlandoregon.gov/bps/mdp](http://www.portlandoregon.gov/bps/mdp)

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# Acknowledgments

## **Portland City Council**

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# Section I: Introduction

## Project Summary

The Manufactured Dwelling Parks (MDP) zoning project proposes to establish a new residential multi-dwelling base zone specifically for manufactured dwelling parks. The proposal requires amendments to the Comprehensive Plan, Comprehensive Plan Map, Zoning Code (Title 33), Tree Code (Title 11) and the Zoning Map. The proposed zoning changes will consolidate MDPs into one new base zone in the Multi-Dwelling Residential Chapter (33.120) to create consistent land use regulations for manufactured dwelling parks.

The 2035 Comprehensive Plan Policy 5.37 established the importance of MDPs as an affordable housing option. Manufactured dwellings (including mobile homes) in manufactured dwelling parks provide some of Portland’s most affordable housing. Manufactured housing plays a small — but important — role in the affordable housing market. It is often the housing of last resort for households that are struggling to cope with rising housing costs. At the same time, it can be the first choice of housing for low-income households, especially families.

There are 56 MDPs with 3,000 spaces for manufactured homes in Portland (Appendix A. Manufactured Dwelling Park Inventory). Some residents own their manufactured dwelling and rent the space from a MDP owner. Some residents rent both the dwelling and the space from the MDP owner. Most (39) of the MDPs have R2 or R3 zoning, which are the only zones in which MDPs are currently an allowed use. The remaining 27 MDPs are nonconforming uses with a wide range of residential, commercial and employment zoning.

**Policy 5.37 Mobile home parks.**  
Encourage preservation of mobile home parks as a low/moderate-income housing option. Evaluate plans and investments for potential redevelopment pressures on existing mobile home parks and impacts on park residents and protect this low/moderate-income housing option. Facilitate replacement and alteration of manufactured homes within an existing mobile home park.

Manufactured dwelling parks come in a variety of types and sizes. The average MDP was built in 1970 with 55 spaces on 4.8 acres.

### **Number of Spaces**

Less than 20	20 to 50	More than 50
14	23	19

### **Park Area (acres)**

Less than 2 ac	2 to 5 ac	More than 5 ac
22	21	13

### **Year Built**

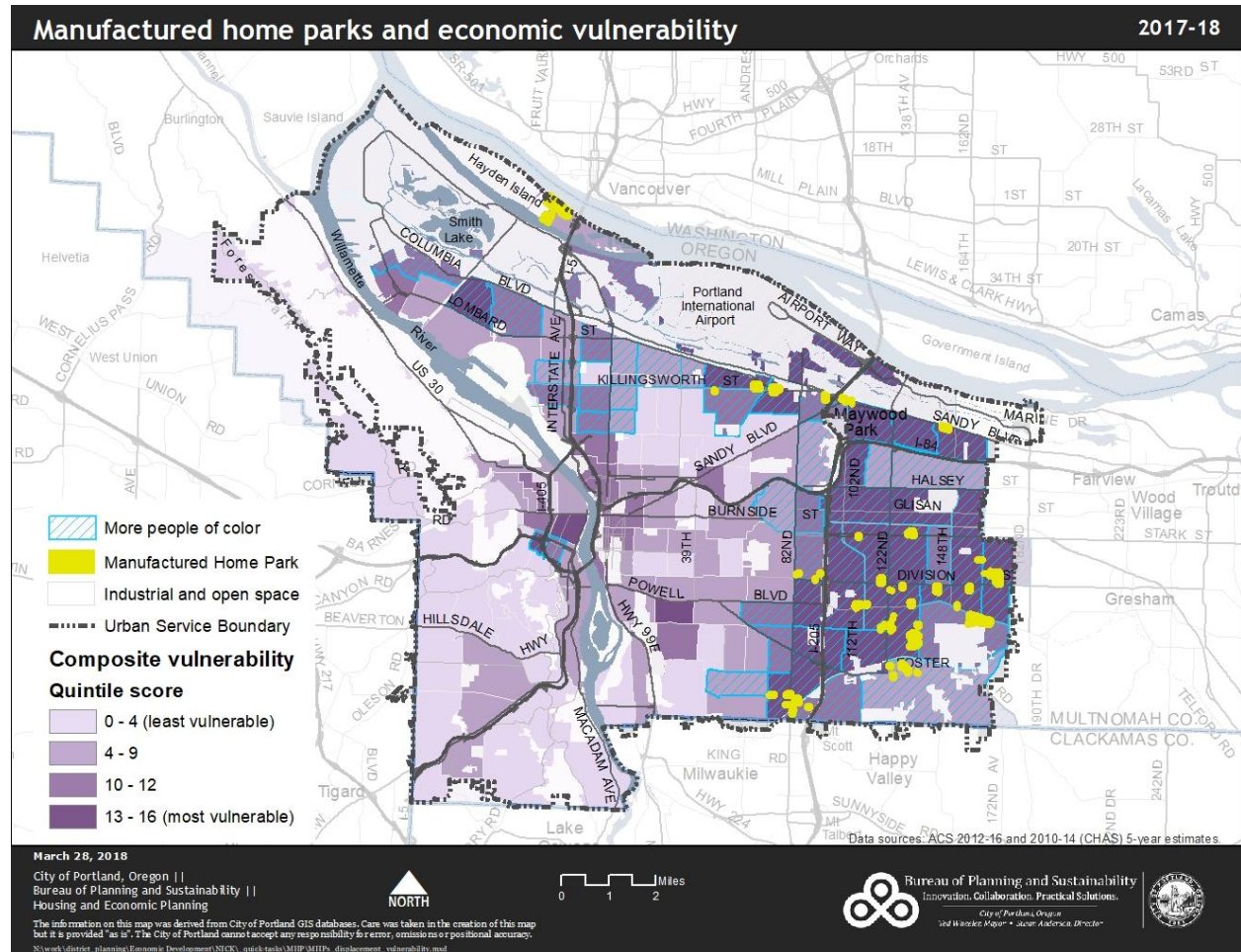
Before 1955	1955 to 1969	Since 1985
18	16	22

The proposed policy, code and map changes will consolidate MDPs into one new base zone in the Multi-Dwelling Residential Chapter (33.120). The new base zone would have development standards to address the unique nature of MDPs in terms of density, access, setbacks and landscaping requirements.

### Displacement Risk Analysis

The purpose of these proposed map and code changes is to provide greater stability for MDPs, especially by resolving nonconforming uses. Greater stability for these parks can help maintain access to relatively affordable housing, especially for historically inequitably burdened communities of color, underserved and under-represented communities, and other vulnerable populations.

The Bureau of Planning and Sustainability uses a vulnerability analysis to identify neighborhoods (Census tracts) with higher than average shares of people that are vulnerable to economic displacement: renters, communities of color, adults without a four-year college degree and renters. An analysis of the location of MDPs in relation to higher levels of vulnerability show that 50 out of 56 MDPs are located in vulnerable neighborhoods, with 55 out of 56 MDPs located in areas with higher shares of communities of color (see Appendix B. Vulnerability Analysis).





## Conversion of MDPs

These proposed changes do not prohibit closure and redevelopment of MDPs to another use. A proposal to change a MDP to another use will require a Comprehensive Plan map amendment and a zoning map change.

## Transferrable Development Rights

The transfer of unused density from a manufactured dwelling park will be allowed. Many parks are well under the maximum number of dwelling units allowed. Transferring unused density to another multi-dwelling zoned site offers an economic incentive to support the long-term stability of the park. The proposal is to treat MDPs like historic landmarks and allow the transfer of density to another multi-dwelling zoned site within two miles of the park to create a broader market area for the transfer to take place.

## Guidance from 2035 Comprehensive Plan goals and policies

The following 2035 Comprehensive Plan goals and policies provide guidance in forming this proposal:

**Policy 3.3**      **Equitable development.** Guide development, growth, and public facility investment to reduce disparities; encourage equitable access to opportunities, mitigate the impacts of development on income disparity, displacement and housing affordability; and produce positive outcomes for all Portlanders.

**3.3.a.** Anticipate, avoid, reduce, and mitigate negative public facility and development impacts, especially where those impacts inequitably burden communities of color, under-served and under-represented communities, and other vulnerable populations.

### Goal 5.A: Housing diversity

Portlanders have access to high-quality affordable housing that accommodates their needs, preferences, and financial capabilities in terms of different types, tenures, density, sizes, costs, and locations.

### Goal 5.B: Equitable access to housing

Portland ensures equitable access to housing, making a special effort to remove disparities in housing access for people with disabilities, people of color, low-income households, diverse household types, and older adults.

### Goal 5.D: Affordable housing

Portland has an adequate supply of affordable housing units to meet the needs of residents vulnerable to increasing housing costs.

**Policy 5.3**      **Housing potential.** Evaluate plans and investments for their impact on housing capacity, particularly the impact on the supply of housing units that can serve low- and moderate-income households, and identify opportunities to meet future demand.

**Policy 5.11**    **Remove barriers.** Remove potential regulatory barriers to housing choice for people in protected classes to ensure freedom of choice in housing type, tenure, and location.

**Policy 5.14**    **Preserve communities.** Encourage plans and investments to protect and/or restore the socioeconomic diversity and cultural stability of established communities.

- Policy 5.15**      **Gentrification/displacement risk.** Evaluate plans and investments, significant new infrastructure, and significant new development for the potential to increase housing costs for, or cause displacement of communities of color, low- and moderate-income households, and renters. Identify and implement strategies to mitigate the anticipated impacts.
- Policy 5.16**      **Involuntary displacement.** When plans and investments are expected to create neighborhood change, limit the involuntary displacement of those who are under-served and under-represented. Use public investments and programs, and coordinate with nonprofit housing organizations (such as land trusts and housing providers) to create permanently-affordable housing and to mitigate the impacts of market pressures that cause involuntary displacement.
- Policy 5.20**      **Coordinate housing needs in high-poverty areas.** Meet the housing needs of under-served and under-represented populations living in high-poverty areas by coordinating plans and investments with housing programs.
- Policy 5.37**      **Mobile home parks.** Encourage preservation of mobile home parks as a low/moderate-income housing option. Evaluate plans and investments for potential redevelopment pressures on existing mobile home parks and impacts on park residents and protect this low/moderate-income housing option. Facilitate replacement and alteration of manufactured homes within an existing mobile home park.
- Policy 5.42**      **Homeownership retention.** Support opportunities for homeownership retention for people of color and other groups who have been historically under-served and under-represented.



# Section II: Comprehensive Plan Amendments

This section presents the proposed 2035 Comprehensive Plan policy amendments.

These policy amendments are in Chapter 10: Land Use Designations and Zoning create the new Manufactured Dwelling Park land use map designation.

## Chapter 10: Land Use Designations and Zoning

### Policies

#### Land use designations

Policy 10.1 Land use designations

Multi-Dwelling Residential

Add new #13 Manufactured Dwelling Park, renumber following land use designations.

#### **13. Manufactured Dwelling Park**

This designation allows multi-dwelling residential development in manufactured dwelling parks. Allowed housing is manufactured dwellings that are assembled off-site. The designation is intended to reflect the unique features of manufactured dwelling parks in terms of a self-contained development with smaller dwellings on individual spaces with an internal vehicle circulation system, pedestrian pathways, and open area often resulting in lower building coverage than other multi-dwelling designations. The maximum density is generally 21.8 spaces per acre, one space per 2,000 square feet of site area. The corresponding zone is RMP.

#### **Mixed Use and Commercial**

##### **1413. Mixed Use — Dispersed**

This designation allows mixed use, multi-dwelling, or commercial development that is small in scale, has little impact, and provides services for the nearby residential areas. Development will be similar in scale to nearby residential development to promote compatibility with the surrounding area. This designation is intended for areas where urban public services are available or planned. Areas within this designation are generally small nodes rather than large areas or corridors. The corresponding zones are Commercial Mixed Use 1 (CM1), Commercial Employment (CE), and Commercial Residential (CR).

##### **1514. Mixed Use — Neighborhood**

This designation promotes mixed-use development in neighborhood centers and along neighborhood corridors to preserve or cultivate locally serving commercial areas with a storefront character. This designation is intended for areas where urban public services, generally including complete local street networks and

access to frequent transit, are available or planned, and development constraints do not exist. Areas within this designation are generally pedestrian-oriented and are predominantly built at low- to mid-rise scale, often with buildings close to and oriented towards the sidewalk. The corresponding zones are Commercial Mixed Use 1 (CM1), Commercial Mixed Use 2 (CM2), and Commercial Employment (CE).

**1615. Mixed Use — Civic Corridor**

This designation allows for transit-supportive densities of commercial, residential, and employment uses, including a full range of housing, retail, and service businesses with a local or regional market. This designation is intended for areas along major corridors where urban public services are available or planned including access to high-capacity transit, frequent bus service, or streetcar service. The Civic Corridor designation is applied along some of the City’s busiest, widest, and most prominent streets. As the city grows, these corridors also need to become places that can succeed as attractive locations for more intense, mixed-use development. They need to become places that are attractive and safe for pedestrians while continuing to play a major role in the City’s transportation system. Civic Corridors, as redevelopment occurs, are also expected to achieve a high level of environmental performance and design. The corresponding zones are Commercial Mixed Use 1 (CM1), Commercial Mixed Use 2 (CM2), Commercial Mixed Use 3 (CM3), and Commercial Employment (CE).

**1716. Mixed Use — Urban Center**

This designation is intended for areas that are close to the Central City and within Town Centers where urban public services are available or planned including access to high-capacity transit, very frequent bus service, or streetcar service. The designation allows a broad range of commercial and employment uses, public services, and a wide range of housing options. Areas within this designation are generally mixed-use and very urban in character. Development will be pedestrian-oriented with a strong emphasis on design and street level activity, and will range from low- to mid-rise in scale. The range of zones and development scale associated with this designation are intended to allow for more intense development in core areas of centers and corridors and near transit stations, while providing transitions to adjacent residential areas. The corresponding zones are Commercial Mixed Use 1 (CM1), Commercial Mixed Use 2 (CM2), Commercial Mixed Use 3 (CM3), and Commercial Employment (CE). This designation is generally accompanied by a design overlay zone.

**1817. Central Commercial**

This designation is intended to provide for commercial development within Portland’s Central City and Gateway Regional Center. A broad range of uses is allowed to reflect Portland’s role as a commercial, cultural, and governmental center. Development is intended to be very intense with high building coverage, large buildings, and buildings placed close together along a pedestrian-oriented,

safe, and attractive streetscape. The corresponding zone is Central Commercial (CX). This designation is generally accompanied by a design overlay zone.

## **Employment**

### **1918. Central Employment**

The designation allows for a full range of commercial, light-industrial, and residential uses. This designation is intended to provide for mixed-use areas within the Central City and Gateway Regional Center where urban public services are available or planned including access to high-capacity transit or streetcar service. The intensity of development will be higher than in other mixed-use land designations. The corresponding zone is Central Employment (EX). This designation is generally accompanied by a design overlay zone.

### **2019. Mixed Employment**

This designation encourages a wide variety of office, creative services, manufacturing, distribution, traded sector, and other light-industrial employment opportunities, typically in a low-rise, flex-space development pattern. Most employment uses are allowed but limited in impact by the small lot size and adjacency to residential neighborhoods. Retail uses are allowed but are limited in intensity so as to maintain adequate employment development opportunities. Residential uses are not allowed to reserve land for employment uses, to prevent conflicts with the other uses, and to limit the proximity of residents to truck traffic and other impacts. The corresponding zones are General Employment 1 (EG1) and General Employment 2 (EG2).

### **2120. Institutional Campus**

This designation is intended for large institutional campuses that are centers of employment and serve a population from a larger area than the neighborhood or neighborhoods in which the campus is located. This designation is intended for areas where urban public services are available or planned. This designation includes medical centers, colleges, schools, and universities. A variety of other uses are allowed that support the mission of the campus, such as residences for students, staff, or faculty. Neighborhood-serving commercial uses and other services are also encouraged. The designation is intended to foster the growth of the institution while enhancing the livability of surrounding residential neighborhoods and the viability of nearby business areas. Corresponding zones are Campus Institution 1 (CI1), Campus Institution 2 (CI2), and Institutional Residential (IR).

## **Industrial**

### **2221. Industrial Sanctuary**

This designation is intended to reserve areas that are attractive for manufacturing and distribution operations and encourage the growth of industrial activities in the parts of the city where important freight and

distribution infrastructure exists, including navigable rivers, airports, railways, and pipelines. A full range of industrial uses are permitted and encouraged. Nonindustrial uses are significantly restricted to facilitate freight mobility, retain market feasibility for industrial development, prevent land use conflicts, reduce human exposure to freight traffic and potential air quality, noise, and pedestrian safety impacts, and to preserve land for sustained industrial use. The corresponding zones are General Industrial 1 (IG1), General Industrial 2 (IG2), and Heavy Industrial (IH).

Amend Figure 10-1 to show the corresponding zone is the new Manufactured Dwelling Park (RMP) zone.

Figure 10-1. Corresponding and Allowed Zones for Each Land Use Designation

LU Designation	Corresponding Zone(s)	Non-corresponding zone(s) that are allowed
Open Space	OS	none
Farm and Forest	RF	OS
Single-Dwelling 20,000	R20	RF, OS
Single-Dwelling 10,000	R10	R20, RF, OS
Single-Dwelling 7,000	R7	R10, R20, RF, OS
Single-Dwelling 5,000	R5	R7, R10, R20, RF, OS
Single-Dwelling 2,500	R2.5	R5, R7, R10, R20, RF, OS
Multi-Dwelling 3,000	R3	R2.5, R5, R7, R10, R20, RF, OS
Multi-Dwelling 2,000	R2	R3, R2.5, R5, R7, R10, R20, RF, OS
Multi-Dwelling 1,000	R1	R2, R3, R2.5, R5, R7, R10, R20, RF, OS
High- Density Multi-Dwelling	RH	R1, R2, R3, R2.5, R5, R7, R10, R20, RF, OS
Central Residential	RX	RH, R1, R2, R3
<u>Manufactured Dwelling Park</u>	<u>RMP</u>	<u>none</u>
Mixed-Use — Dispersed	CM1, CR	CE, R1, R2, R3, R2.5, R5, R7, OS
Mixed-Use — Neighborhood	CM1, CM2, CE	R1, R2, R3, R2.5, R5, OS
Mixed-Use — Civic Corridor	CM1, CM2, CM3, CE	R1, R2, R3, R2.5, R5, OS
Mixed-Use — Urban Center	CM1, CM2, CM3, CE	IG1, EG1, CE, RH, R1, R2, R2.5, OS
Central Commercial	CX	IH, IG1, IG2, EG1, EG2, EX, CM1, CM2, CM3, CE, RX, RH, R1, R2
Mixed Employment	EG1, EG2	IH, IG1, IG2, RF
Central Employment	EX	none
Institutional Campus	CI1, CI2, IR	EG2, EX, CX, CM1, CM2, CM3, CE, R1, R2, R3, R,2.5, R5, R7, R10, R20, RF, OS
Industrial Sanctuary	IH, IG1, IG2	RF (R20, R10, R7, R5, OS) <sup>1</sup>

<sup>1</sup> R20, R10, R7 R5 and OS are allowed zones in the Industrial Sanctuary only where the zoning pre-dates the adoption of the 2035 Comprehensive Plan.

# Section III: Comprehensive Plan Map Amendments

This section presents the proposed 2035 Comprehensive Plan Map amendments.

*What is the difference between the Comprehensive Plan Map and Zoning Map designations?*

The Comprehensive Plan Map depicts a long-term vision of how and where the city will grow and change over the next 20 years to accommodate anticipated population and job growth. In contrast, the Zoning Map tells us how land can be used and what can be built on any given property today.

Zones are more specific than the Comprehensive Plan Map designations and come with a set of rules that clarify what uses are allowed (e.g., residences, businesses, manufacturing) as well as how buildings may be developed or changed (e.g., maximum heights and required setbacks from property lines). In Portland, all properties have both Comprehensive Plan and Zoning designations. Usually these designations match.

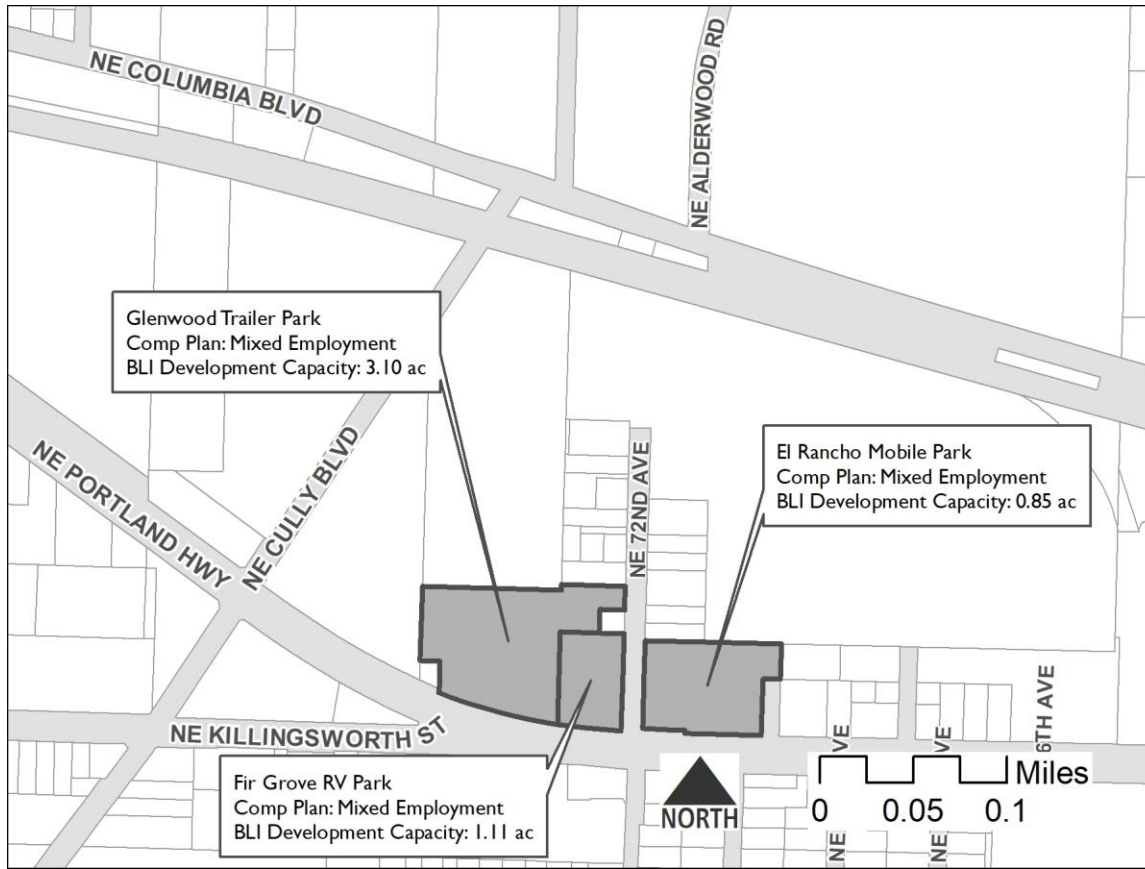
## Overview

There are 56 MDPs in Portland with a wide range of Comprehensive Plan Map designations (see Appendix A for a detailed inventory). Most (39 parks) of the MDPs are currently designated as Multi-Dwelling 2,000 (R2) or Multi-Dwelling 3,000 (R3). Some of the parks have Mixed Use (4 parks) or Employment (4 parks) map designations; some (4) have medium density Multi-Dwelling and few have Single-Dwelling (5) designations. The proposed changes to the Comprehensive Plan Map are shown on Map 1.

## Employment Development Capacity

There are four MDPs that currently have a Mixed Employment designation. The proposed changes to the RMP designation will have a minimal impact on the employment capacity. The total reduction in employment capacity would be 6 acres; 5 acres in the Harbor and Airport Districts geography and 1 acre in the Dispersed Industrial geography.

Site	Name	Existing Spaces	Proposed Max Spaces	Current Comp Plan Designation	2016 BLI Employment Capacity
5	Glenwood Trailer Park	80	73	Mixed Employment	3.10 acres
6	Fir Grove RV Park	92	42	Mixed Employment	1.11 acres
7	El Rancho Mobile Park	30	27	Mixed Employment	0.85 acres
33	Johnson Creek Trailer Park	23	14	Mixed Employment	0.70 acres



The City of Portland Employment Opportunities Analysis<sup>2</sup> identified a 54-acre surplus of development capacity in the Harbor & Airport Districts and a 16-acre surplus capacity in the Dispersed Employment geography, so there is sufficient employment capacity to accommodate these changes and still demonstrate compliance with Statewide Planning Goal 9 and the need to maintain adequate development capacity to accommodate expected employment growth.

There is one MDP, Fox Run, that is not included in this project because it is a large (15 acres) park located in a Prime Industrial Area with General Employment (EG) zoning. This park is counted as part of Portland’s employment buildable land inventory (BLI). Therefore, changing the map designations would represent a significant reduction in Portland’s industrial land supply. The four smaller MDPs (6 acres total) with EG zoning that are proposed for map changes are not located in a designated Prime Industrial Area.

<sup>2</sup> City of Portland Economic Opportunities Analysis, As Adopted June 2016.  
<https://www.portlandoregon.gov/bps/article/543101>



## Residential Development Capacity

While the MDPs are existing development, the proposed changes could result in additional development capacity from the zone changes. For 11 of the MDPs the proposed change represents an upzone that will allow for more spaces than allowed under the current zoning. The total increase in development capacity is about 1,300 units.

The proposed changes have the potential of reducing the residential development capacity at eight (8) of the MDPs due to a change from CM1, CM2, CE or R1 zoning. However, the impact is negligible because only two MDPs were identified as underutilized with a significant difference in future development capacity in the 2016 Buildable Land Inventory.

Site	Name	Existing Spaces	Proposed Max Spaces	Current Zoning	2016 BLI Residential Capacity	Net Change
9	Parkrose Mobile City	50	80	CE	91	-11
10	Heidi's Mobile Home Park	17	26	CE	42	-16
38	Central Trailer Park Mobile Homes	30	45	CM2	25	20
39	Cherry Grove	29	45	CM1	46	-1
41	Stark Firs Mobile Home Park	30	32	R1	34	-2
43	Value Trailer Court	21	21	R1	N/A	N/A
48	TO-NIS-GAH Mobile Home Park	42	49	R1	N/A	N/A
49	Nine Oaks Estates	14	32	R1, R2	N/A	N/A

# Section IV: Zoning Code Amendments

This section presents the proposed zoning code amendments. The section is formatted to facilitate readability by showing draft code amendments on the right-hand pages and related commentary on the facing left-hand pages.

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## Commentary

The amendments to Chapter 33.120 incorporate a new base zone into the Multi-Dwelling Zones chapter. The new zone is specifically intended to allow for manufactured dwelling parks with specific development standards that are unique to that use.

The amendments to 33.120 are scattered throughout the chapter. Only the sections that will be amended are shown.

Manufactured dwelling parks will continue to be allowed in the R3 and R2 zones.

### **33.120.020 List of the Multi-Dwelling Zones**

The list of multi-dwelling zones has been amended to add the new Residential Manufactured Dwelling Park (RMP) zone.

## 33.120 Multi-Dwelling Zones

# 120

### 33.120.020 List of the Multi-Dwelling Zones

The full and short names of the multi-dwelling residential zones and their map symbols are listed below. When this Title refers to the multi-dwelling zones, it is referring to the six zones listed here. When this Title refers to the residential zones or R zones, it is referring to both the single-dwelling zones in Chapter 33.110 and the multi-dwelling zones in this chapter.

Full Name	Short Name/Map Symbol
Residential 3,000	R3
Residential 2,000	R2
Residential 1,000	R1
High Density Residential	RH
Central Residential	RX
<u>Residential Manufactured Dwelling Park</u>	<u>RMP</u>

### 33.120.030 Characteristics Of The Zones

- A R3 zone.** The R3 zone is a low density multi-dwelling zone. It allows approximately 14.5 dwelling units per acre. Density may be as high as 21 units per acre if amenity bonus provisions are used. Allowed housing is characterized by one and two story buildings and a relatively low building coverage. The major type of new development will be townhouses and small multi-dwelling residences. This development is compatible with low and medium density single-dwelling development. Generally, R3 zoning will be applied on large sites or groups of sites.
- B. R2 zone.** The R2 zone is a low density multi-dwelling zone. It allows approximately 21.8 dwelling units per acre. Density may be as high as 32 units per acre if amenity bonus provisions are used. Allowed housing is characterized by one to three story buildings, but at a slightly larger amount of building coverage than the R3 zone. The major types of new development will be duplexes, townhouses, rowhouses and garden apartments. These housing types are intended to be compatible with adjacent houses. Generally, R2 zoning will be applied near Major City Traffic Streets, Neighborhood Collector and District Collector streets, and local streets adjacent to commercial areas and transit streets.
- C. R1 zone.** The R1 zone is a medium density multi-dwelling zone. It allows approximately 43 units per acre. Density may be as high as 65 units per acre if amenity bonus provisions are used. Allowed housing is characterized by one to four story buildings and a higher percentage of building coverage than in the R2 zone. The major type of new housing development will be multi-dwelling structures (condominiums and apartments), duplexes, townhouses, and rowhouses. Generally, R1 zoning will be applied near Neighborhood Collector and District Collector streets, and local streets adjacent to commercial areas and transit streets.

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## Commentary

### **33.120.030.F Characteristics of the Zones**

A description of the character of the Residential Manufactured Dwelling Park zone (RMP) has been added to the chapter.

### **33.120.100.B Limited uses**

A couple of the limited use allowances are being amended to accommodate the new RMP zone, however, all of the limited use allowances are included here for information and context.

- D. RH zone.** The RH zone is a high density multi-dwelling zone. Density is not regulated by a maximum number of units per acre. Rather, the maximum size of buildings and intensity of use is regulated by floor area ratio (FAR) limits and other site development standards. Generally the density will range from 80 to 125 units per acre. Allowed housing is characterized by medium to high height and a relatively high percentage of building coverage. The major types of new housing development will be low, medium, and high-rise apartments and condominiums. Generally, RH zones will be well served by transit facilities or be near areas with supportive commercial services.
- E. RX zone.** The RX zone is a high density multi-dwelling zone which allows the highest density of dwelling units of the residential zones. Density is not regulated by a maximum number of units per acre. Rather, the maximum size of buildings and intensity of use are regulated by floor area ratio (FAR) limits and other site development standards. Generally the density will be 100 or more units per acre. Allowed housing developments are characterized by a very high percentage of building coverage. The major types of new housing development will be medium and high rise apartments and condominiums, often with allowed retail, institutional, or other service oriented uses. Generally, RX zones will be located near the center of the city where transit is readily available and where commercial and employment opportunities are nearby. RX zones will usually be applied in combination with the Central City plan district.
- F. RMP zone.** The RMP zone is a low-scale multi-dwelling zone that allows manufactured dwelling parks. Allowed density may be up to 22 units per acre. Allowed housing is manufactured dwellings that are assembled off-site. Units are generally surrounded by vehicle circulation systems, pedestrian pathways, and open area often resulting in lower building coverage than other multi-dwelling zones. Development is compatible with low- and medium-density single-dwelling development and multi-dwelling development. Generally, RMP zoning will be applied on large sites.

### 33.120.100 Primary Uses

- A. Allowed uses.** Uses allowed in the multi-dwelling zones are listed in Table 120-1 with a “Y”. These uses are allowed if they comply with the development standards and other regulations of this Title. Being listed as an allowed use does not mean that a proposed use will be granted an adjustment or other exception to the regulations of this Title. In addition, a use or development listed in the 200s series of chapters is also subject to the regulations of those chapters.
- B. Limited uses.** Uses allowed in these zones subject to limitations are listed in Table 120-1 with an “L”. These uses are allowed if they comply with the limitations listed below and the development standards and other regulations of this Title. In addition, a use or development listed in the 200s series of chapters is also subject to the regulations of those chapters. The paragraphs listed below contain the limitations and correspond with the footnote numbers from Table 120-1.
1. Group Living. This regulation applies to all parts of Table 120-1 that have a [1].

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## Commentary



- a. General regulations. All Group Living uses in R3, R2, R1, RH, and RX zones, except for alternative or post incarceration facilities, are regulated as follows:
    - (1) Seven to 15 residents. Group Living uses for 7 to 15 residents are allowed by right subject to the regulations of Chapter 33.239, Group Living.
    - (2) More than 15 residents. Group Living facilities for more than 15 residents are conditional uses. They are also subject to the regulations of Chapter 33.239, Group Living.
    - (3) Exception. Normally all residents of a structure are counted to determine whether the use is allowed or a conditional use as stated in (1) and (2) above. The only exception is residential facilities licensed by or under the authority of the state Department of Human Resources under ORS 443.400 to 443.460. In these cases, staff persons are not counted as residents to determine whether the facility meets the 15 resident cutoff, above which a conditional use is required.
  - b. Alternative or post incarceration facilities. Group Living uses which consist of alternative or post incarceration facilities are conditional uses regardless of size. They are also subject to the regulations of Chapter 33.239, Group Living.
2. Retail Sales And Service and Office uses in the RH zone. This regulation applies to all parts of Table 120-1 that have a [2].
    - a. Purpose. Certain commercial uses are allowed as conditional uses in the RH zone to allow mixed-use development on larger sites that are close to light rail transit facilities.
    - b. Regulations. Retail Sales And Service and Office uses are allowed as a conditional use if they meet the following regulations.
      - (1) The uses are allowed in new multi-dwelling developments only. Conversion of existing structures is prohibited;
      - (2) The net building area of the uses is limited to 20 percent of the net building area of the development. Retail Sales and Service or Office uses that cumulatively are more than 20 percent of the net building area are prohibited; and
      - (3) The site must be located within 1,000 feet of a Transit Station.
  3. Retail Sales And Service and Office uses in the RX zone. This regulation applies to all parts of Table 120-1 that have a [3].
    - a. Purpose. Certain commercial uses are allowed in the RX zone to improve the economic viability of residential development by allowing mixed-use development. At the same time, commercial uses are limited to assure that residential uses remain the dominant use in the zone.
    - b. Central City plan district and Gateway plan district. Retail Sales And Service and Office uses in the RX zone within the Central City plan district and the Gateway plan district are exempt from the regulations of this paragraph, and are instead subject to regulations in Chapter 33.510, Central City Plan District and Chapter 33.526, Gateway Plan District.

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## Commentary

- c. Commercial uses in new multi-dwelling development. Adjustments to the regulations of this subparagraph are prohibited.
- (1) Limited uses.
- If all of the Retail Sales And Service or Office uses are on the ground floor, up to 40 percent of the net building area of a new multi-dwelling development may be in Retail Sales And Service or Office uses;
  - If any portion of the Retail Sales And Service or Office uses is not on the ground floor, up to 20 percent of the net building area of a new multi-dwelling development may be in Retail Sales And Service or Office uses.
- (2) Conditional uses.
- If any portion of the Retail Sales And Service or Office uses is not on the ground floor, up to 40 percent of the net building area of a new multi-dwelling development may be in Retail Sales And Service or Office uses if approved as a conditional use;
  - If the entire site is within 500 feet of a Transit Station, up to 50 percent of the net building area of a new multi-dwelling development may be in Retail Sales And Service or Office uses if approved as a conditional use.
- d. Commercial uses in existing multi-dwelling development. Up to 40 percent of existing net building area in a multi-dwelling development may be converted to Retail Sales And Service and Office uses if the following are met. Adjustments to the regulations of this subparagraph are prohibited:
- (1) All of the Retail Sales And Service or Office uses must be on the ground floor; and
- (2) The conversion may not result in a net loss of the square footage in residential use, or a net loss in the number of dwelling units in the development.
- e. Outdoor activities. All commercial uses must be conducted entirely within fully enclosed buildings. However, incidental activities such as outdoor eating areas or outdoor sale of plants are allowed. Exterior display or storage of goods is prohibited.
- f. Transfer of commercial development rights. The commercial development rights of this Paragraph may be transferred between buildings within a single new project. Transfers are subject to the following requirements:
- (1) The transfer of commercial use potential to sites on the Park Block frontages is prohibited. The Park Block frontages are shown on Map 510-13;
- (2) The net building area of commercial uses does not exceed 20 percent of the project's net building area, unless approved under the provisions of Subparagraph d. above;
- (3) All residential net building area in the project must be completed and must receive a certificate of occupancy at the same time or prior to issuance of any temporary or permanent certificate of occupancy for the commercial uses; and

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## Commentary

### **33.120.100.B.6**

This amendment deletes a reference to the IR zone that was omitted from the Code Reconciliation Project, and this amendment adds reference to the new RMP zone.

- (4) A deed restriction is created and filed for the lot containing the residential building(s) reflecting the decrease in commercial use potential. The deed restriction must comply with the requirements of 33.700.060, Covenants with the City.
4. Commercial Parking in RX. This regulation applies to all parts of Table 120-1 that have a [4]. Outside the Central City plan district, Commercial Parking facilities in parking structures are a conditional use. Commercial Parking facilities in surface lots are prohibited. Within the Central City plan district, there are special regulations; see Chapter 33.510. Any ground floor retail requirements that result from other regulations continue to apply and are reviewed as part of the land use review process.
  5. Community Service and Schools in RX. This regulation applies to all parts of Table 120-1 that have a [5]. Short term housing and mass shelters are also regulated by Chapter 33.285, Short Term Housing and Mass Shelters.
    - a. Limited uses. Community Service and Schools uses are allowed in a multi-dwelling development if all of the Community Service and Schools uses are located on the ground floor. If any portion of a Community Service or Schools use is not on the ground floor of a multi-dwelling development, the Community Services and Schools uses are limited to 20 percent of the net building area;
    - b. Conditional uses. If any portion of the Community Service and Schools uses is not on the ground floor of a multi-dwelling development and the uses exceed 20 percent of the total net building area, then a conditional use review is required.
  6. Community Service in R3 through RH and RMP~~IR~~. This regulation applies to all parts of Table 120-1 that have a [6]. Most Community Service uses are regulated by Chapter 33.815, Conditional Uses. Short term housing and mass shelters are regulated by Chapter 33.285, Short Term Housing and Mass Shelters.
  7. Parks And Open Areas. This regulation applies to all parts of Table 120-1 that have a [7]. Parks And Open Areas uses are allowed by right. However, certain accessory uses and facilities which are part of a Parks And Open Areas use require a conditional use review. These accessory uses and facilities are listed below.
    - a. Swimming pools.
    - b. Cemeteries, including mausoleums, chapels, and similar accessory structures associated with funerals or burial.
    - c. Golf courses, including club houses, restaurants, and driving ranges.
    - d. Boat ramps.
    - e. Parking areas.
    - f. Recreational fields for organized sports. Recreational fields used for organized sports are subject to the regulations of Chapter 33.279, Recreational Fields for Organized Sports.
  8. Daycare. This regulation applies to all parts of Table 120-1 that have a [8]. Daycare uses are allowed by right if locating within a building which currently contains or did contain a College, Medical Center, School, Religious Institution, or a Community Service use.

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## Commentary

### **33.120.100.B.13**

The Oregon Manufactured Dwelling and Park Specialty Code allows for combination recreational vehicle parks and recreational vehicle parks. However, Chapter 33.920 defines recreational vehicle parks as short-term lodging, which is a retail sales and service use. This amendment will allow for recreational vehicle parks in the new RMP zone.

9. Radio Frequency Transmission Facilities. This regulation applies to all parts of Table 120-1 that have a [9]. Some Radio Frequency Transmission Facilities are allowed by right. See Chapter 33.274.
10. Basic Utilities. These regulations apply to all parts of Table 120-1 that have a [10].
  - a. Basic Utilities that serve a development site are accessory uses to the primary use being served;
  - b. Small Scale Energy Production that provides energy for on-site or off-site use are considered accessory to the primary use on the site. Installations that sell power they generate—at retail (net metered) or wholesale—are included. However, they are only considered accessory if they generate energy from biological materials or byproducts from the site itself, or conditions on the site itself; materials from other sites may not be used to generate energy. In the RX zone, up to 10 tons per week of biological materials or byproducts from other sites may be used to generate energy. The requirements of Chapter 33.262 Off Site Impacts must be met;
  - c. All other Basic Utilities area conditional uses except in the RX zone where all other Basic Utilities are allowed but are limited to 20 percent of the net building area on a site. If they are over 20 percent of the net building area, a conditional use review is required.
11. Agriculture. This regulation applies to all parts of Table 120-1 that have a [11]. If the use and site do not meet the regulations of Chapter 33.237, Food Production and Distribution, it is prohibited.
12. Retail Sales and Service. This regulation applies to all parts of Table 120-1 that have note [12]. Retail plant nurseries are a conditional use.
13. Retail Sales and Service in the RMP zone. This regulation applies to all parts of Table 120-1 that have note [13]. Recreational vehicle parks are allowed by right in the RMP zone. All other Retail Sales And Service uses are prohibited.

**C. Conditional uses.**

1. Table 120-1. Uses which are allowed if approved through the conditional use review process are listed in Table 120-1 with a “CU”. These uses are allowed provided they comply with the conditional use approval criteria for that use, the development standards, and other regulations of this Title. Uses listed with a “CU” that also have a footnote number in the table are subject to the regulations cited in the footnote. In addition, a use or development listed in the 200s series of chapters is also subject to the regulations of those chapters. The conditional use review process and approval criteria are stated in Chapter 33.815, Conditional Uses.
2. Accessory short-term rentals. Accessory short-term rentals are accessory uses that may require a conditional use review. See Chapter 33.207.

- D. Prohibited uses.** Uses listed in Table 120-1 with an “N” are prohibited. Existing uses in categories listed as prohibited may be subject to the regulations of Chapter 33.258, Nonconforming Uses And Development.



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## Commentary

### **Table 120-1 Multi-Dwelling Zone Primary Uses**

Given the unique nature and layout of manufactured dwelling parks, household living is the only use allowed in the RMP zone.

Language to be **added** is underlined  
 Language to be **deleted** is shown in ~~strikethrough~~

**Table 120-1  
 Multi-Dwelling Zone Primary Uses**

<b>Use Categories</b>	<b>R3</b>	<b>R2</b>	<b>R1</b>	<b>RH</b>	<b>RX</b>	<b><u>RMP</u></b>
<b>Residential Categories</b>						
Household Living	Y	Y	Y	Y	Y	<u>Y</u>
Group Living	L/CU [1]	L/CU [1]	L/CU [1]	L/CU [1]	L/CU [1]	<u>N</u>
<b>Commercial Categories</b>						
Retail Sales And Service	L [12]	L [12]	L [12]	CU[2]	L/CU [3]	<u>L [13]</u>
Office	N	N	N	CU[2]	L/CU [3]	<u>N</u>
Quick Vehicle Servicing	N	N	N	N	N	<u>N</u>
Vehicle Repair	N	N	N	N	N	<u>N</u>
Commercial Parking	N	N	N	N	CU [4]	<u>N</u>
Self-Service Storage	N	N	N	N	N	<u>N</u>
Commercial Outdoor Recreation	N	N	N	N	N	<u>N</u>
Major Event Entertainment	N	N	N	N	N	<u>N</u>
<b>Industrial Categories</b>						
Manufacturing And Production	N	N	N	N	N	<u>N</u>
Warehouse And Freight Movement	N	N	N	N	N	<u>N</u>
Wholesale Sales	N	N	N	N	N	<u>N</u>
Industrial Service	N	N	N	N	N	<u>N</u>
Bulk Fossil Fuel Terminal	N	N	N	N	N	<u>N</u>
Railroad Yards	N	N	N	N	N	<u>N</u>
Waste-Related	N	N	N	N	N	<u>N</u>
<b>Institutional Categories</b>						
Basic Utilities	L/CU [10]	L/CU [10]	L/CU [10]	L/CU [10]	L/CU [10]	<u>L/CU [10]</u>
Community Service	L/CU [6]	L/CU [6]	L/CU [6]	L/CU [6]	L/CU [5]	<u>L/CU [6]</u>
Parks And Open Areas	L/CU [7]	L/CU [7]	L/CU [7]	Y	Y	<u>L/CU [7]</u>
Schools	CU	CU	CU	CU	L/CU [5]	<u>CU</u>
Colleges	CU	CU	CU	CU	CU	<u>CU</u>
Medical Centers	CU	CU	CU	CU	CU	<u>CU</u>
Religious Institutions	CU	CU	CU	CU	CU	<u>CU</u>
Daycare	L/CU [8]	L/CU [8]	L/CU [8]	L/CU [8]	Y	<u>L/CU [8]</u>
<b>Other Categories</b>						
Agriculture	L [11]	L [11]	L [11]	L [11]	L [[11]	<u>L [11]</u>
Aviation And Surface Passenger Terminals	N	N	N	N	N	<u>N</u>
Detention Facilities	N	N	N	N	N	<u>N</u>
Mining	N	N	N	N	N	<u>N</u>
Radio Frequency Transmission Facilities	L/CU [9]	L/CU [9]	L/CU [9]	L/CU [9]	L/CU [9]	<u>L/CU [9]</u>
Rail Lines And Utility Corridors	CU	CU	CU	CU	CU	<u>CU</u>

Y = Yes, Allowed

CU = Conditional Use Review Required

L = Allowed, But Special Limitations

N = No, Prohibited

**Notes:**

- The use categories are described in Chapter 33.920.
- Regulations that correspond to the bracketed numbers [ ] are stated in 33.120.100.B.
- Specific uses and developments may also be subject to regulations in the 200s series of chapters.

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## Commentary

### **Table 120-2 Housing Types Allowed in the Multi-Dwelling Zones**

The only type of housing that is allowed in the RMP zone is manufactured dwelling units. Manufactured dwellings include manufactured homes, mobile homes, and residential trailers (see 33.910). A manufactured dwelling park is defined as 4 or more manufactured dwellings on a site (see 33.910).

A manufactured dwelling park is by zoning code definition multi-dwelling development (more than two units on a site), and therefore multi-dwelling development must be allowed in the RMP zone, but footnote [2] makes it clear that the only type of multi-dwelling development allowed is a manufactured dwelling park. This will ensure that a park only includes structures on chassis that can be transported to and from the site.

Footnote [3] is intended to further emphasize that only manufactured dwellings in manufactured dwelling parks are allowed in the RMP zone. However, Chapter 33.642 allows manufactured dwelling parks that existed on July 1, 2001 to be subdivided. By allowing this division, owners of the individual manufactured dwellings may have the opportunity to acquire individual ownership of the lot where their dwelling is located. Allowing these land divisions is required by State law. Once the land division is approved under the provisions of 33.642, the only type of housing that is allowed on the lots is manufactured dwellings. All but two of the MDPs existed on July 1, 2001.

## Development Standards

### 33.120.200 Housing Types Allowed

- A. Purpose.** A broad range of housing types are allowed in the multi-dwelling zones. This range allows for efficient use of land, provides options to increase housing variety and housing opportunities, and promotes affordable and energy-efficient housing.
- B. Housing types.** The types of housing allowed in the multi-dwelling zones are stated in Table 120-2.

<b>Table 120-2</b>						
<b>Housing Types Allowed In The Multi-Dwelling Zones</b>						
<b>Housing Type</b>	<b>R3</b>	<b>R2</b>	<b>R1</b>	<b>RH</b>	<b>RX</b>	<b>RMP</b>
House	Yes	Yes	Yes	Yes	Yes	<u>No</u>
Attached House (See 33.120.270 C.)	Yes	Yes	Yes	Yes	Yes	<u>No</u>
Accessory dwelling unit (See 33.205)	Yes	Yes	Yes	Yes	Yes	<u>No</u>
Duplex	Yes	Yes	Yes	Yes	Yes	<u>No</u>
Attached Duplex (See 33.120.270.F)	Yes	Yes	Yes	Yes	Yes	<u>No</u>
Multi-Dwelling Structure	Yes [1]	Yes	Yes	Yes	Yes	<u>No</u>
Multi-Dwelling Development	Yes	Yes	Yes	Yes	Yes	<u>Yes [2]</u>
Manufactured Dwelling (See Chapter 33.251)	Yes	Yes	Yes	Yes	Yes	<u>Yes [3]</u>
Manufactured Dwelling Park (See Chapter 33.251)	Yes	Yes	No	No	No	<u>Yes</u>
Houseboat (See Chapter 33.236)	Yes	Yes	Yes	Yes	Yes	<u>No</u>
Single Room Occupancy (SRO) units	No	No	Yes	Yes	Yes	<u>No</u>
Group Structures	Only when in conjunction with an approved conditional use. See also Chapter 33.239.					

Yes = allowed; No = prohibited.

Notes:

[1] Multi-dwelling development is limited to no more than eight units per building.

[2] The only type of multi-dwelling development allowed in the RMP zone is manufactured dwellings in a manufactured dwelling park.

[3] Except on individual lots created under the provisions of 33.642, Land Divisions of Manufactured Dwelling Parks, manufactured dwellings are only allowed in manufactured dwelling parks.

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## Commentary

### **33.120.205.C.1**

This amendment will ensure that minimum density in the RMP zone is never more than the maximum.

### **33.120.205.E Maximum increase in density or FAR and 33.120.205 F Inclusionary housing bonus**

Bonus or transfer density increases are not allowed in the RMP zone. However, transfers of density from the RMP site will be allowed (see pg. 37).

### 33.120.205 Density

A.-B. [No change]

C. **Minimum density.** The minimum density requirements for the multi-dwelling zones are stated in Table 120-3. Land within an Environmental zone may be subtracted from the calculation of minimum density. A site that is nonconforming in minimum density may not move further out of conformance with the minimum density standard. However, units may be added to the site that bring the site closer to conformance without coming all the way into conformance.

1. In ~~the R3, and R2, and RMP~~ zones, if maximum density is two units then minimum density is two units. If maximum density is one unit, minimum density is one unit.
2. In the R1 zone, if the site is less than 10,000 square feet in area, the minimum density is 1 unit per 2,000 square feet.
3. On sites where trees that are 12 or more inches in diameter are proposed for preservation, minimum density may be reduced as follows:
  - a. The maximum allowed reduction in minimum density is shown in Table 120-6.
  - b. When this provision is used to reduce density, the owner must execute a covenant with the City. The covenant is not required if the site is also part of a proposed Land Division. The covenant must:
    - (1) Require that all trees used to reduce the minimum density be preserved for at least 10 years;
    - (2) Allow trees used to reduce the minimum density that die, or become diseased or dangerous to be removed and replaced within the 10-year preservation period. The trees must be determined to be dead, diseased, or dangerous by an arborist, and a Title 11 tree permit must be obtained. If a tree used to reduce the minimum density is dead, diseased, or dangerous as the result of a violation, Tree Review is required; and
    - (3) The covenant must meet the requirements of Section 33.700.060 and be recorded before a development permit is issued.

D. [No change]

E. **Maximum increase in density or FAR.** In the RH and RX zones, an increase in FAR through the use of bonuses and transfers of more than 3 to 1 is prohibited. In all other multi-dwelling zones except RMP, an increase in the number of units through the use of bonuses, including amenity bonuses, and transfers of more than 100 percent is prohibited. The maximum allowed increase is calculated based on maximum density without inclusionary housing bonus. Bonuses are prohibited in the RMP zone, and sites in the RMP zone can only be sending sites for transfers. Sites in the RMP zone are prohibited from being receiving sites for a density transfer.

F. **Inclusionary housing bonus density or FAR.** The following density and FAR bonus options are allowed in the R3 through RX zones. Sites in the RMP zone are not eligible for the bonus density options. Adjustments to this Subsection, or to the amount of maximum density or floor area allowed through the bonuses in this Subsection, are prohibited. Amenity bonuses described in 33.120.265 may allow additional bonus density:

1.-2. [No change]

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## Commentary

### **33.120.205.G Transfer of density or FAR**

In the RMP zone, transfer of density from a manufactured dwelling park will be allowed. Many parks are well under the maximum number of dwelling units allowed, and transferring unused density to another multi-dwelling zoned site offers an economic incentive to support the long-term stability of the park. Allowing the transfer of density to another multi-dwelling zoned site within two miles of the park creates a broader market area for the transfer to take place.



- G. Transfer of density or FAR.** Density or FAR may be transferred from one site to another subject to the following:
1. Calculating the amount of density or FAR transferred. In the R3, R2, ~~and R1~~, and RMP zones, transferable density is calculated in terms of dwelling units. In the RH and RX zones, transferable density is calculated by FAR.
  2. Development standards. Buildings on sites receiving transferred density or FAR must meet the development standards of the base zone, overlay zone, or plan district, except for maximum density, which is regulated by Subsection E. Sites in the RMP zone are prohibited from being receiving sites.
  3. General standards for transfers of density or FAR.
    - a. Except for transfers from the sites of Landmarks and transfers from sites zoned RMP, the transfers may be only between sites within a block or between sites that would be abutting except for a right-of-way.
    - b. Density or FAR from the site of a Landmark or from a site zoned RMP may be transferred to any site allowed by Paragraph G.5 below, within the recognized neighborhood where the Landmark or RMP zoned site is located, or to any site within two miles of the Landmark or RMP zoned site.
  4. Zoning.
    - a. RX Zone. In the RX Zone:
      - (1) Transfer of commercial development rights is regulated by Subparagraph 33.120.100.B.3.f;
      - (2) Density or FAR may be transferred from a site zoned RX to a site zoned RX, RH, CX, or EX. Density may be transferred from the site of a Landmark zoned RX to a site zoned RX, RH, C, or EX.
    - b. RH Zone. Density or FAR may be transferred from a site zoned RH to a site zoned RX or RH. Density may be transferred from the site of a Landmark zoned RH to a site zoned RX, RH, or EX.
    - c. R3, R2, and R1 Zones. Density may be transferred among sites zoned R3, R2, and R1.
    - d. RMP zone. Density may be transferred from a site zoned RMP to a site zoned R3, R2, R1, or RH. When density will be transferred from a site zoned RMP to a site zoned RH, one dwelling unit is equal to 800 square feet of floor area.
  5. Covenants. The property owner must execute a covenant with the City that is attached to and recorded with the deed of both the site transferring and the site receiving the density reflecting the respective increase and decrease of potential density. The covenant for the receiving site must meet the requirements of Section 33.700.060. The covenant for the Landmark transferring the density must meet the requirements of 33.445.610.D., Covenant.

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## Commentary

### **Table 120-3 Summary of Development Standards in Multi-Dwelling Zones**

The RMP zone will have base zone development standards similar to the R2 zone except that required landscaped area is regulated by the Manufactured Homes and Manufactured Dwelling Park chapter (33.251). 33.251 provides standards for orderly development, adequate vehicle circulation, parking, pedestrian circulation, open areas, and landscaping. Many of the manufactured dwelling park standards are based on state regulations and allowances.

Language to be **added** is underlined  
 Language to be **deleted** is shown in ~~strikethrough~~

<b>Table 120-3 Summary of Development Standards in Multi-Dwelling Zones</b>						
Standard	R3	R2	R1	RH	RX	<u>RMP</u>
Maximum Density (See 33.120.205)	1 unit per 3,000 sq. ft. of site area	1 unit per 2,000 sq. ft. of site area	1 unit per 1,000 sq. ft. of site area	FAR of 2 to 1 or 4 to 1	FAR of 4 to 1	<u>1 unit per 2,000 sq. ft. of site area</u>
Maximum Density with Inclusionary Housing Bonus (See 33.120.205.F)	1 unit per 2,400 sq. ft. of site area	1 unit per 1,600 sq. ft. of site area	1 unit per 800 sq. ft. of site area	FAR of 2.5 to 1 or 5 to 1 [1]	FAR of 5 to 1	<u>NA</u>
Minimum Density (See 33.120.205)	1 unit per 3,750 sq. ft. of site area	1 unit per 2,500 sq. ft. of site area	1 unit per 1,450 sq. ft. of site area	1 unit per 1,000 sq. ft. of site area	1 unit per 500 sq. ft. of site area	<u>1 unit per 2,500 sq. ft. of site area</u>
Maximum Height (See 33.120.215)	35 ft.	40 ft.	25/45 ft.	25/65 ft. 75/100 ft.	100 ft.	<u>35 ft.</u>
Minimum Setbacks - Front building setback - Street building setback - Side and rear building setback. - Garage entrance setback (See 33.120.220)	10 ft. -- See Table 120-4 18 ft.	10 ft. -- See Table 120-4 18 ft.	3 ft. 3 ft. See Table 120-4 5/18 ft.	0 ft. 0 ft. See Table 120-4 5/18 ft.	0 ft. 0 ft. 0 ft. 5/18 ft.	<u>10 ft.</u> <u>--</u> <u>10 ft.</u> <u>18 ft.</u>
Maximum Setbacks (See 33.120.220) Transit Street or Pedestrian District	20 ft.	20 ft.	20 ft.	20 ft.	10 ft.	<u>NA</u>
Max. Building Coverage (See 33.120.225)	45% of site area	50% of site area	60% of site area	85% of site area	100% of site area	<u>50% of site area</u>
Max. Building Length (See 33.120.230)	No	Yes	Yes	No	No	<u>Yes</u>
Min. Landscaped Area (See 33.120.235)	35% of site area	30% of site area	20% of site area	15% of site area	none	<u>30% of site area</u>
Required Outdoor Areas (See 33.120.240)	Yes	Yes	Yes	No	No	<u>See 33.251</u>

Notes:

[1] If the base FAR is 2 to 1 then the maximum with bonus is 2.5 to 1. If the base FAR is 4 to 1, then the maximum with bonus is 5 to 1.

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## Commentary

### **33.120.230 Building Length**

The amendments to Subsection B exempts manufactured dwelling parks from the building length maximum because it is not a particularly relevant standard for the form of development in a manufactured dwelling park—individual manufactured dwellings are generally not longer than 100 feet long.

### **33.120.231. Main Entrances**

The amendment to paragraph B.1 is intended to clarify that the main entrance requirement applies to manufactured homes on individual lots as opposed to manufactured homes in a multi-dwelling development or manufactured dwelling park setting. Houses, attached houses and duplexes are defined in the zoning code as one or two dwelling units on an individual lot and therefore do not need this same clarification.

### **33.120.232 Street-Facing Facades**

The requirement that a street-facing façade have a certain percentage of window is not appropriate for manufactured homes in manufactured dwelling parks. It could require costly or infeasible alterations to a structure that is not built on-site. Therefore, the standards will not apply in the RMP zone.

### **33.120.235 Landscaped Area**

The amendments to Subsection C exempts manufactured dwelling parks from the requirement to landscape required building setbacks. Chapter 33.251, *Manufactured Homes and Manufactured Dwelling Parks*, require that the perimeter of the park be landscaped to the L1 standard.

### 33.120.230 Building Length

- A. **Purpose.** The maximum building length standard, along with the height and setback standard, limits the amount of bulk that can be placed close to the street. The standard assures that long building walls close to streets will be broken up into separate buildings. This will provide a feeling of transition from lower density development and help create the desired character of development in these zones.
- B. **Maximum building length.** In R2, ~~and R1, and RMP~~, the maximum building length for the portion of buildings located within 30 feet of a street lot line is 100 feet. Manufactured dwelling parks are exempt from this standard.

### 33.120.231 Main Entrances

- A. [No change]
- B. **Where these standards apply.**
  - 1. The standards of this section apply to houses, attached houses, manufactured homes on individual lots, and duplexes in the multi-dwelling zones.
  - 2.-5. [No change]

### 33.120.232 Street-Facing Facades

- A. [No change]
- B. **Where these standards apply.** The standards of this section apply to the street-facing facades of buildings that include any residential uses. The standards of this section do not apply in the RMP zone. Subdivisions and PUDs that received preliminary plan approval between September 9, 1990, and September 9, 1995, are exempt from Paragraph B.1, below. Where a proposal is for an alteration or addition to existing development, the applicant may choose to apply the standard either to the portion being altered or added, or to the entire street-facing facade.
  - 1.-3. [No change]

### 33.120.235 Landscaped Areas

- A. [No change]
- B. **Minimum landscaped areas.** The required amount of landscaped area is stated in Table 120-3. Sites developed with a house, attached house, ~~or duplex~~, or manufactured dwelling park are exempt from this standard. Required landscaped areas must be at ground level and must comply with at least the L1 standard in Chapter 33.248. Up to 1/3 of the required landscaped area may be for active or passive recreational use, or for use by pedestrians. Examples include walkways, play areas, plazas, picnic areas, and open recreational facilities. Remaining landscaped areas must comply with the standards in Subsection C. below. Any required landscaping, such as for required setbacks or parking lots, applies toward the minimum required landscaped area. The outdoor areas required in 33.120.240 below, also apply towards meeting the minimum landscaped area requirements of this section, if they are uncovered.
- C. [No change]

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## **Commentary**

### **33.120.240 Required Outdoor Area**

The amendments to Paragraph B.1 exempts development in the RMP zone from the outdoor area requirement because Chapter 33.251, *Manufactured Homes and Manufactured Dwelling Parks*, has an outdoor area and common area requirement that supersedes this standard.

### **33.120.255 Pedestrian Standards**

The amendments to Subsection B exempts manufactured dwelling parks from the requirements because Chapter 33.251, *Manufactured Homes and Manufactured Dwelling Parks*, contain pedestrian circulation system standards for manufactured dwelling parks.

### **33.120.270 Alternative Development Options**

This section is being amended to clarify that alternative development options are not available in the RMP zone. The alternative development options are all related to housing types and development options, such as attached and detached houses, that are not allowed in the RMP zone.

### 33.120.240 Required Outdoor Areas

- A. Purpose.** The required outdoor areas standards assure opportunities for outdoor relaxation or recreation. The standards work with the building coverage and minimum landscaped areas standards to assure that some of the land not covered by buildings is of adequate size, shape, and location to be usable for outdoor recreation or relaxation. Required outdoor areas are an important aspect in addressing the livability of a residential property by providing outdoor living opportunities, some options for outdoor privacy, and a healthy environment.
- B. Requirements.**
1. Amount required. At least 48 square feet of outdoor area is required for each dwelling unit on the site. The RMP zone is exempt from the standards in this section.
  - 2.-5. [No change]

### 33.120.255 Pedestrian Standards

- A.** [No change]
- B. The standards.** The standards of this section apply to all development except houses, attached houses, manufactured homes on individual lots, and duplexes. The standards of this section do not apply to manufactured dwelling parks. An on-site pedestrian circulation system must be provided. The system must meet all standards of this subsection.
- 1.-3. [No change]

### 33.120.270 Alternative Development Options

- A.** [No change]
- B. General requirements for all alternative development options.** The alternative development options listed in this section are allowed by right unless it is specifically stated otherwise. They must conform with all other development standards of the base zone unless those standards are superseded by the ones in this section. Sites in the RMP zone are not eligible for alternative development option.

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## **Commentary**

### **33.120.280 Detached Accessory Structures**

The amendments to this section clarify that the standards apply to manufactured homes on individual lots as opposed to manufactured homes in a multi-dwelling development or manufactured dwelling park setting. Houses, attached houses and duplexes are defined in the zoning code as one or two dwelling units on an individual lot and therefore do not need this same clarification.



### 33.120.280 Detached Accessory Structures

A.-B. [No change]

**C. Detached covered accessory structures.** Detached covered accessory structures are items such as garages, greenhouse, artist's studios, guest houses, accessory dwelling units, laundry or community buildings, storage buildings, wood sheds, water collection cisterns, and covered decks or patios. The following standards apply to all detached covered accessory buildings. Garages are also subject to the standards of 33.120.283.

1. Height. In general, the height standard of the base zone apply to detached covered accessory structures. The maximum height allowed for detached covered structures that are accessory to a house, attached house, duplex, attached duplex or manufactured home on an individual lot is 20 feet.
2. Setbacks. Except as follows, detached covered accessory structures are subject to required building setbacks. See the additional regulations for garages in 33.120.283.

a. [No change]

b. In the ~~R3 through RX~~ multi-dwelling zones, detached covered accessory structures accessory to a house, attached house, duplex, attached duplex or manufactured home on an individual lot are allowed in the side and rear building setbacks, if all of the following are met:

(1)-(8) [No change]

3. [No change]

4. Additional development standards for detached covered accessory structures. The following additional standards apply to detached covered accessory structures that are more than 15 feet high, and are accessory to houses, attached houses, duplexes, attached duplexes and manufactured homes on individual lots. Additions to existing structures that do not meet a standard are exempt from that standard.

a.-e. [No change]

**D. Detached uncovered vertical structures.** Vertical structures are items such as flag poles, trellises, arbors, and other garden structures, play structures, antennas, satellite receiving dishes, and lamp posts. The following standards apply to uncovered vertical structures. Fences are addressed in Section 33.120.285 below:

1. Height. Except as follows, the maximum height allowed for all detached uncovered vertical structures is the maximum height of the base zone. The maximum height allowed for detached uncovered vertical structures that are accessory to a house, attached house, duplex, attached duplex or manufactured home on an individual lot is 20 feet:

a.-c. [No change]

2. [No change]

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## **Commentary**

### **33.120.280 Detached Accessory Structures**

The amendments to this section clarify that the standards apply to manufactured homes on individual lots as opposed to manufactured homes in a multi-dwelling development or manufactured dwelling park setting. Houses, attached houses and duplexes are defined in the zoning code as one or two dwelling units on an individual lot and therefore do not need this same clarification.

### **33.120.283 Additional Standards for Garages**

The amendment to paragraphs D.1 and E.1 clarify that the standards apply to manufactured homes on individual lots as opposed to manufactured homes in a multi-dwelling development or manufactured dwelling park setting. Houses, attached houses and duplexes are defined in the zoning code as one or two dwelling units on an individual lot and therefore do not need this same clarification.

**E. Detached uncovered horizontal structures.** Uncovered horizontal structures are items such as decks, stairways, swimming pools, hot tubs, tennis courts, and boat docks not covered or enclosed. The following standards apply to detached uncovered horizontal structures:

1. Height. In general, the maximum height allowed for detached uncovered vertical structures is the maximum height of the base zone. The maximum height allowed for detached uncovered vertical structures that are accessory to a house, attached house, duplex, attached duplex or manufactured home on an individual lot is 20 feet.
2. [No change]

**F. Detached mechanical equipment.** Mechanical equipment includes items such as heat pumps, air conditioners, emergency generators, radon mitigation components, and water pumps. Generally, detached mechanical equipment will not be attached to the building but may have components such as ventilation or electrical systems attached to the primary structure. The following standards apply to detached mechanical equipment:

1. Height. In general, the maximum height allowed for detached mechanical equipment is the maximum height of the base zone. The maximum height allowed for detached mechanical equipment that is accessory to a house, attached house, duplex, attached duplex or manufactured home on an individual lot is 20 feet.
2. Setbacks. Except as follows, detached mechanical equipment is subject to required building setbacks. Detached mechanical equipment accessory to a house, attached house, duplex, attached duplex or manufactured home on an individual lot is allowed in side or rear building setbacks if all of the following are met:
  - a.-b. [No change]

### **33.120.283 Additional Standards for Garages**

**A.-C. [No change]**

**D. Length of street-facing garage wall.**

1. Where these regulations apply. The regulations of this subsection apply to garages that are accessory to houses, manufactured homes on individual lots, and duplexes in multi-dwelling zones. Where a proposal is for an alteration or addition to existing development, the standard applies only to the portion being altered or added.
- 2.-4. [No change]

**E. Street lot line setbacks.**

1. Where this standard applies. The standard of this paragraph applies to garages that are accessory to houses, attached houses, manufactured homes on their own lots, and duplexes in multi-dwelling zones. Where a proposal is for an alteration or addition to existing development, the standard applies only to the portion being altered or added.
- 2.-4. [No change]

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## Commentary

### **33.251.030.C Zones Allowed**

This amendment ensures that the regulations for manufactured dwelling parks apply in the RMP zone.

### **33.251.030.F. Development Standards**

This Subsection is being added to clarify that other, relevant development standards apply to a manufactured dwelling park unless superseded by the regulations in this Chapter and clarifies that other development standards apply to the whole site and not to each individual space.

## 33.251 Manufactured Homes and Manufactured Dwelling Parks

251

### 33.251.030 Manufactured Dwelling Park Regulations

- A. Purpose.** Manufactured dwelling parks are allowed in certain ~~high-density~~ multi-dwelling residential zones to provide locational opportunities for manufactured dwellings. The manufactured dwelling park requirements provide standards for orderly development, adequate vehicle circulation, parking, pedestrian circulation, open areas, and landscaping.
- B. Where these regulations apply.** These regulations apply to all manufactured dwelling parks. For sites with four to six manufactured homes, an applicant may choose to meet the regulations of this section or the regulations of 33.251.025.B, above.
- C. Zones allowed.** Manufactured dwelling parks are allowed only in the R3, ~~and R2,~~ and RMP zones. An exception is Historic Districts and Conservation Districts, where they are prohibited.
- D. Uses allowed.** In manufactured dwelling parks that have been divided under the provisions of Chapter 33.642, Household Living is an allowed use. All other uses are prohibited.
- E. Density.** The maximum density allowed in a manufactured dwelling park is that allowed by the base zone. In calculating density, the area of the whole park is included except public or private streets or driveways which serve four or more manufactured dwelling spaces.
- F. Development Standards.** Manufactured dwelling parks must meet the development standards of the base zone in addition to the standards of this section. Development standards are measured related to the property lines of the site, not the boundaries or dimensions of the individual manufactured dwelling space.
- GF. Types of structures allowed.**
1. All types of manufactured dwellings are allowed in manufactured dwelling parks. Recreational vehicles, if owned by a manufactured dwelling park resident, may be parked on the required parking space but may not be used for residential purposes.
  2. In manufactured dwelling parks that have been divided under the provisions of Chapter 33.642, Land divisions of Manufactured Dwelling Parks, residential structure types other than manufactured dwellings are prohibited.
- HG. General park requirements.**
1. Perimeter landscape area. A 10-foot deep area landscaped to at least the L1 standard must be provided around the perimeter of the manufactured dwelling park. Vehicle areas, including driveways and parking areas, must meet the perimeter landscaping requirements in Section 33.266.130.G.
  2. Individual outdoor areas. An individual area landscaped to at least the L1 standard or surfaced with pavers or decking is required for each manufactured dwelling space. The minimum size is 48 square feet. The minimum dimension is 6 feet. The individual outdoor area must be placed on or adjacent to each manufactured dwelling space. Common outdoor areas, as required by Paragraph 3, below, may not be counted towards meeting this requirement.

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## Commentary

3. Common outdoor areas.
  - a. Generally. A common outdoor area of 2,500 square feet in area or 100 square feet per unit, whichever is greater, is required. There may be more than one outdoor area and each must be at least 2,500 square feet. Required common open areas must be available for the use of all park residents. The open area(s) must be landscaped to at least the L1 standard or be developed as a playground for children, or a combination of both options.
  - b. Exemption. A manufactured dwelling park that does not accommodate children who are under 14 years of age does not have to meet this requirement if the property owner executes a covenant with the City of Portland specifying that the manufactured dwellings will not accommodate children under 14 years of age. The covenant must comply with the requirements of 33.700.060, Covenants with the City.
4. Trees. The City Forester may require trees along all public or private streets and driveways which serve two or more manufactured dwelling spaces, within a manufactured dwelling park as provided in 20.40, Street Tree and Other Public Tree Regulations.
5. Other structures. Other structures within the manufactured dwelling park for uses accessory to the operation of the manufactured dwelling park, such as laundries, storage, garages, park offices, and recreational facilities are allowed and are subject to the site development regulations of the base zone. Any accessory use that draws its trade from outside the park is prohibited. These structures may not be located within common outdoor areas.

#### **II. Vehicle and pedestrian circulation and parking.**

1. Vehicle areas, access, and circulation.
  - a. Access and circulation within the manufactured dwelling park may be provided by streets, public or private, or driveways. All public streets must be approved by the City Engineer. All private streets, private alleys, and driveways must meet the standards of the Oregon Manufactured Dwelling and Park Specialty Code for Manufactured Dwelling Parks, which supersede the requirements of this Title. Circulation plans for manufactured dwelling parks must be approved by the Fire Bureau and Office of Transportation.
  - b. Vehicle areas. Where the site abuts a street that is not part of the site, the standard of 33.266.130.C.3.a must be met.
2. Pedestrian circulation.
  - a. A pedestrian circulation system must connect each space with the internal street or driveway system, to other areas of the site, such as parking areas, recreational areas, and to adjacent streets.
  - b. The pedestrian circulation system must be at least 4 feet wide and hard-surfaced. Where the pedestrian system crosses driveways or parking areas, it must be clearly identifiable through the use of elevation changes, speed bumps, a different paving material, or other similar method. Striping does not meet this requirement. Elevation changes and speed bumps must be at least 4 inches high.

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## Commentary

### **33.251.030.I Individual manufactured dwelling space requirements**

This subsection will be deleted. The Oregon Manufactured Dwelling and Park Specialty Code will determine the minimum space size.

### **33.251.030.J.2**

Current paragraph J.2 can be deleted because all the manufactured dwelling parks in these zones are being rezoned to the new RMP zone.

### **33.251.030.J.2 (renumbered)**

This amendment clarifies that manufactured dwelling units may be removed and replaced in a park over time, as long as the manufactured dwelling space, including the utility hooks ups are not removed. Manufactured dwellings are designed to be moved, and therefore it is the space for a unit that is most important to preserve. The amendment also provides flexibility when state code requires site area to be set aside for park facilities such as driveways, parking areas, playgrounds, and other common areas. In some cases, providing these amenities in accordance with State regulations makes meeting minimum density difficult.



- c. Where the system is parallel and adjacent to an auto travel lane, the system must be a raised path or be separated from the auto travel lane by a raised curb, bollards, landscaping or other physical barrier. If a raised path is used, it must be at least 4 inches high and the ends of the raised portions must be equipped with curb ramps. Bollard spacing must be no further apart than 5 feet on center.
  - d. The on-site pedestrian circulation system must be lighted to a level where the system can be used at night by residents.
3. Parking. Parking must be provided in conformance with the parking regulations of the Oregon Manufactured Dwelling and Park Specialty Code for Manufactured Dwelling Parks, which supersede the requirements of this Title.

~~I. Individual manufactured dwelling space requirements.~~

- ~~1. Minimum size. Spaces for manufactured dwellings must be a minimum of 30 feet in width and a minimum of 40 feet in depth.~~
- ~~2. Access. Each space must have access to a street or driveway that meets the standards of the Oregon Manufactured Dwelling and Park Specialty Code for Manufactured Dwelling Parks.~~
- ~~3. Other regulations. All manufactured dwelling parks must meet all building, sanitation, lighting, plumbing, and fire protection standards.~~

**J. Nonconforming manufactured dwelling parks.** Existing manufactured dwelling parks may be subject to the regulations of Chapter 33.258, Nonconforming Uses and Development. Listed below are situations where the manufactured dwelling park is given nonconforming status.

1. Existing manufactured dwelling parks in E and I zones, except the EX zone, are nonconforming uses because residential uses are not allowed.
- ~~2. Existing manufactured dwelling parks in RF, R20, R10, R7, R5, R2.5, R1, RH, RX, C, and IR zones are nonconforming developments, because residential uses are allowed but manufactured dwelling parks are not an allowed type of development.~~
23. Existing manufactured dwelling parks may have nonconforming densities and development depending on the standards of the base zone. In a manufactured dwelling park that is nonconforming in minimum residential density, there may be a net decrease in the number of manufactured dwelling units, but there may not be a net decrease in the number of manufactured dwelling spaces, unless the decrease in spaces is the result of meeting the Oregon Manufactured Dwelling and Park Specialty Code for Manufactured Dwelling Parks.
34. Existing manufactured dwelling parks in the R2, and R3, and RMP zones may have nonconforming densities and/or development depending on individual situations.

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## Commentary

### **33.258.070.D.2.a Nonconforming Development**

As a way to keep the cost of housing in a manufactured dwelling park affordable, the cost of replacing a dwelling in an existing park space will not count toward the thresholds for nonconforming upgrades.

## 33.258 Nonconforming Situations

258

### 33.258.070 Nonconforming Development

**A. Purpose.** This section is primarily aimed at upgrading nonconforming development elements that affect the appearance and impacts of a site. It is not intended to require extensive changes that would be extremely impractical such as moving or lowering buildings.

**B.-C.** [No change]

**D. Development that must be brought into conformance.** The regulations of this subsection are divided into two types of situations, depending upon whether the use is also nonconforming or not. These regulations apply except where superseded by more specific regulations in the code.

1. [No change]

2. Nonconforming development with an existing nonconforming use, allowed use, limited use, or conditional use. Nonconforming development associated with an existing nonconforming use, an allowed use, a limited use, or a conditional use, must meet the requirements stated below. When alterations are made that are over the threshold of Subparagraph D.2.a., below, the site must be brought into conformance with the development standards listed in Subparagraph D.2.b. The value of the alterations is based on the entire project, not individual building permits.

a. Thresholds triggering compliance. The standards of Subparagraph D.2.b., below, must be met when the value of the proposed alterations on the site, as determined by BDS, is more than \$163,650. The following alterations and improvements do not count toward the threshold:

(1) Replacing a manufactured dwelling in a manufactured dwelling park;

Renumber existing (1) through (6) to be (2) through (7)

b.-d. [No change]

**E.-G.** [No change]

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## **Commentary**

### **33.266 Parking, Loading, and Transportation Demand Management**

Parking and vehicle areas in a manufactured dwelling park are regulated by the Oregon Manufactured Dwelling and Park Specialty Code for Manufactured Dwelling Parks (see 33.251.030.H). However, reference to the RMP zone is being added to this chapter where necessary because there are other, non-household living, uses allowed in the RMP zone. Parking for those use will be required in keeping with the other multi-dwelling zones.

### 33.266 Parking, Loading, And Transportation And Parking Demand Management

266

<b>Table 266-1                      Minimum Required and Maximum Allowed Parking Spaces By Zone [1], [2]</b>	
<b>Zone</b>	<b>Requirement</b>
OS, RF - RH, <u>RMP</u> , EG, I, IR	Minimum is Standard A in Table 266-2.  Maximum is Standard B in Table 266-2.
CR, CM1, CM2, CM3, CE, CI	Minimum for sites that are 7,500 square feet or less in size: No minimum except for Household Living, which has the following minimums: 0 for 1 to 30 units; 0.20 per unit for 31-40 units; 0.25 per unit for 41-50 units; and 0.33 per unit for 51+ units. Minimum for all other sites is Standard A in Table 266-2  Maximum is Standard B in Table 266-2.
EX	No minimum except for Household Living, which has the following minimums: 0 for 1 to 3 units; 1 per 2 units for four+ units; and SROs are exempt.  Maximum is Standard A in Table 266-2, except: 1) Retail, personal service, repair-oriented - Maximum is 1 per 200 sq. ft. of net building area. 2) Restaurants and bars - Maximum is 1 per 75 sq. ft. of net building area. 3) General office – Maximum is 1 per 400 sq. ft. of net building area. 4) Medical/Dental office – Maximum is 1 per 330 sq. ft. of net building area.
RX, CX	No minimum except for Household Living, which has the following minimums: 0 for 1 to 30 units; 0.2 per unit for 31-40 units; 0.25 per unit for 41-50 units; and 0.33 per unit for 51+ units.  Maximum is Standard B in Table 266-2.

[1] Regulations in a plan district or overlay zone may supersede the standards of this table.

[2] Uses subject to a Conditional Use, Impact Mitigation Plan, or Transportation Impact review may establish different parking minimum and maximum requirements through the review.

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## Commentary

**33.266.130 Development Standards for All Other Development**

A.-B. [No change]

**C. On-site locations of vehicle areas.**

1.-2. [No change]

3. Frontage limitation.

a. The standard of this subparagraph applies outside the Central City plan district in the R3, R2, ~~and R1, and RMP~~ zones. No more than 50 percent of the frontage on a street may be used for vehicle areas. On sites with more than one street frontage, this standard applies to the street with the highest transit designation. If two streets have the same highest transit classification, the applicant may choose on which street to meet the standard. Sites where there is less than 100 square feet of net building area are exempt from this standard.

b. [No change]

C.-G. [No change]

<b>Table 266-3 Location of Vehicle Areas [1]</b>			
<b>Zone</b>	<b>General Standard</b>	<b>Exception for Through Lots and Sites with Three Frontages</b>	<b>Exception for Full-Block Sites</b>
<b>OS, RF-R5, R2.5, EG2, I</b>	No restrictions.		
<b>R3, R2, R1, RH, <u>RMP</u>, IR, CE, EG1, CI, sites in CM1, CM2, and CM3 that are more than 2 acres in total area</b>	Vehicle areas not allowed between the portion of the building that complies with the maximum street setback and the transit street or streets in a Pedestrian District.	May have vehicle areas between the portion of the building that complies with the maximum street setback and one Local Service Transit Street.	May have vehicle areas between the portion of the building that complies with the maximum street setback and two Local Service Transit Streets.
<b>RX, CX, CR, EX, sites in CM1, CM2, and CM3 that are 2 acres or less in total area</b>	Not allowed between a building and any street.	May have vehicle areas between the building and one Local Service Transit Street.	May have vehicle areas between the building and two Local Service Transit Streets.

Notes:

[1] Driveways that provide a straight-line connection between the street and a parking area inside a building are not subject to these regulations.

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## Commentary



## 33.285 Short Term Housing and Mass Shelters

285

### 33.285.040 Use Regulations

#### A. Short term housing.

1. R and IR zones. New short term housing, an expansion of net building area, or an increase in the number of occupants in existing short term housing in R and IR zones is subject to the following regulations:
  - a. Allowed use. New short term housing and alterations to existing short term housing is allowed if it meets one of the following:
    - (1) Short term housing for up to 15 beds is an allowed use in the R3 – ~~RXRMP~~ and IR zones if it is provided on the site of an existing Institutional Use and meets the standards of 33.285.050.
    - (2) An alteration or expansion that does not increase net building area of the short term housing by more than 10 percent is allowed if there is no increase in the number of beds or occupants and if the alteration or expansion complies with all conditions of approval.
  - b. [No change]
- 2.-4. [No change]

#### B. Mass shelters.

1. [No change]
2. ~~R3, R2, through~~ R1, RMP and IR zones. Applicants for a new mass shelter or expansion of net building area or increase in the number of occupants in an existing mass shelter in ~~R3, R2, through~~ R1, RMP and IR zones may choose to be an allowed use or a conditional use, as stated below.
  - a. Allowed use. A new mass shelter and alteration of an existing mass shelter is allowed if it meets one of the following:
    - (1) A mass shelter that meets the standards of Section 33. 285.050 is an allowed use.
    - (2) An alteration or expansion that does not increase net building area of the mass shelter by more than 10 percent is allowed if there is no increase in the number of beds or occupants and if the alteration or expansion complies with all conditions of approval.
  - b. [No change]
- 3.-7. [No change]

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## Commentary

Language to be **added** is underlined  
Language to be **deleted** is shown in ~~strikethrough~~

<b>Table 285-1</b>	
<b>Maximum Number of Shelter Beds for Mass Shelters</b>	
<b>Zone of Site</b>	<b>Maximum Number of Shelter Beds</b>
EX, CX, CM3, and CE	200
CM2 and CI2	75
CR, CM1 and CI1	25
RX and RH	50
R3-R1, <u>RMP</u> , IR [1]	15

Notes:

[1] The mass shelter must be operated on the site of an existing Institutional Use.

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## Commentary

### 33.420.045

The new RMP zone applies to existing development and only three MDPs are located in the Design Overlay Zone. Therefore, as a way to encourage improvements in the parks while keeping the cost of housing in a manufactured dwelling park affordable, the new development in MDPs will be exempt from design review.

Language to be **added** is underlined  
Language to be **deleted** is shown in ~~strikethrough~~

## 33.420 Design Overlay Zone

# 420

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### 33.420.045 Exempt From Design Review

The following items are exempt from design review:

**A.-CC.** [No change]

**DD.** Manufactured dwelling parks.



# Section IV: Zoning Map Amendments

This section discusses the proposed zoning map amendments, which are shown on Map 2.

There are two types of map changes:

1. the Base Zone
2. the overlay zones

## **Base Zone changes**

Most (41) of the MDPs have R2 or R3 zoning, which are the only zones in which MDPs are currently an allowed use. The remaining 15 MDPs have a wide-range of residential, commercial and employment zoning, which creates non-conforming situations. Rezoning all MDPs into one base zone will simplify and clarify the development standards that apply to this use.

## **Removal of 'a' overlay zone**

In the Multi-Dwelling zones, the Alternative Design Density 'a' overlay zone allows for 50% more density in exchange for projects going through Type III design review (review by the Design Commission). These provisions have rarely been used, especially by a MDP. The proposed changes in the Residential Infill project and the Better Housing By Design projects provide a different approach to flexibility and density bonuses that make the 'a' overlay obsolete. Therefore, this project proposes to remove the 'a' overlay from the 39 MDPs where it currently applies.