



Planning Commission Meeting Agenda

**ASHLAND PLANNING COMMISSION, CITY COUNCIL, AND
HOUSING AND HUMAN SERVICES ADVISORY COMMITTEE**

JOINT STUDY SESSION MEETING AGENDA

Tuesday, January 27, 2026

7:00pm - 8:30pm

Note: Anyone wishing to speak at any Planning Commission meeting is encouraged to do so. If you wish to speak, please rise and, after you have been recognized by the Chair, give your name and complete address for the record. You will then be allowed to speak. Please note the public testimony may be limited by the Chair.

I. CALL TO ORDER

7:00 p.m., Civic Center Council Chambers, 1175 E. Main Street

II. ANNOUNCEMENTS

1. Staff Announcements
2. Advisory Committee Liaison Reports

III. PUBLIC FORUM

Note: To speak to an agenda item in person you must fill out a speaker request form at the meeting and will then be recognized by the Chair to provide your public testimony. Written testimony can be submitted in advance or in person at the meeting. If you wish to discuss an agenda item electronically, please contact PC-public-testimony@ashland.or.us by 10:00 a.m. on January 27, 2026 to register to participate via Zoom. If you are interested in watching the meeting via Zoom, please utilize the following link: <https://zoom.us/j/96905546516>

IV. DISCUSSION ITEMS

Manufactured Home Park Zoning Code Concepts

Review and discuss proposed development code concepts and recommendations for establishing a new Manufactured Home Park Zone (MHPZ) designation, intended to preserve existing parks and align Ashland's code with state housing statutes and best practices. The study session will focus on key policy choices related to density, redevelopment flexibility, tenant protections, and design standards to inform direction prior to drafting hearings-ready code amendments.

V. OPEN DISCUSSION

VI. ADJOURNMENT

Next Meeting Date: February 10, 2026

If you need special assistance to participate in this meeting, please contact Brandon Goldman at planning@ashlandoregon.gov or 541.488.5305 (TTY phone number 1.800.735.2900). Notification at least three business days before the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting in compliance with the Americans with Disabilities Act.

DISCUSSION ITEMS

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Memo

DATE: January 27, 2026
TO: City Council, Planning Commission, Housing and Human Services Advisory Committee
FROM: Brandon Goldman, Community Development Director
RE: Manufactured Home Park Zone – Update

The joint study session of the Planning Commission, Housing and Human Services Advisory Committee, and the City Council provides an opportunity to review and discuss proposed policy concepts for a new Manufactured Home Park Zone (MHPZ) and associated development code amendments. This session represents a transition from initial code audit and concept development toward policy direction that will inform the drafting of hearings-ready ordinance amendments.

This legislative project is funded through a Technical Assistance Grant from the Oregon Department of Land Conservation and Development (DLCD). Through a joint selection process conducted by the City and DLCD, 3J Consulting was retained to provide technical and policy support for this effort.

Preservation of manufactured home parks was identified as a strategic action in Ashland's adopted Housing Production Strategy (HPS). The HPS recognizes manufactured home parks as a critical source of naturally occurring affordable housing and calls for regulatory tools that maintain park viability, reduce redevelopment pressure, and support long-term housing stability for residents. Development of a stand-alone MHPZ is intended to directly implement this HPS strategy by establishing a zoning framework focused on preservation, clarity, and compliance with state housing statutes.

As part of this work, the City and consultant team have been evaluating Ashland's existing Manufactured Housing Development regulations in Ashland Municipal Code Section 18.2.3.180 (<https://ashland.municipal.codes/LandUse/18.2.3.180>), which currently governs manufactured home parks within residential zones. This section has provided an important baseline for understanding existing requirements and identifying opportunities for modernization, simplification, removal of regulatory barriers, and alignment with state law.

COMMUNITY DEVELOPMENT DEPARTMENT

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To inform policy development, the City and consultant team have been working with a Management Advisory Committee composed of manufactured home park residents, real estate professionals, affordable housing providers, and a representative from the Housing and Human Services Advisory Committee and Planning Commission. This group has assisted in reviewing existing regulations and identifying issues affecting park preservation and resident stability. Following the joint study session, the management advisory committee will reconvene to incorporate policy direction received and assist in the development of draft code language.

After the study session and preparation of draft ordinance amendments, the proposed legislative changes will be presented to the Housing and Human Services Advisory Committee and Planning Commission for review and recommendation, followed by City Council consideration at a future study session. Public hearings for ordinance adoption are tentatively anticipated to occur between June and July of this year.

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Ashland MHPZ Code Concepts & Recommendations

January 2026

Project Purpose

The purpose of the Ashland Manufactured Dwelling Park Zone Code Development Project is to prepare hearings-ready development code amendments to comply with and exceed housing-related statutes and facilitate housing production, affordability, and choice.

Amendments will include a new zoning designation for Manufactured Home Parks in accordance with one of the City's Housing Production Strategy to: "Maintain quality and support preservation of existing manufactured home parks". A new Manufactured Home Parks zone is intended to preserve existing parks and explore allowances for higher manufactured home densities within this designated zone.

Code Concepts

This memo includes an audit of the city's current development code provisions and an analysis of standards relative to state residential statutes, including ORS 197.478 for manufactured home standards and related administrative rules. The audit also includes analysis of how the code compares to other example cities that have adopted a manufactured home park protective zone, providing best practices as the basis for review with further opportunity for local refinement. The "Recommendations" column identifies existing regulations that can be updated, modified, or removed. This section is complemented by the "State Requirements / Case Study Recommendations" column, which explains the reasoning behind the recommendations.

The code audit evaluated the existing Ashland development regulations that relate to manufactured housing development for both compliance with state regulations, opportunities to enhance clarity and remove barriers to development, and opportunities to support manufactured home developments. Specific concepts identified in the analysis of the code and overall findings include:

- **Density and Lot Standards:** Current code includes minimum and maximum density limits that may constrain redevelopment and park expansion. Removing these limits and relying on site design and infrastructure capacity is recommended. Reducing minimum lot size and width would increase flexibility. Allowing the option of two small units (<400 sq ft) per lot and increasing maximum lot coverage to 65% would be better aligned with modern manufactured housing formats.
- **Setbacks and Dimensional Flexibility:** Existing setback standards vary across parent zones, creating unnecessary complexity. Simplifying to a uniform 5 ft setback internally, or setbacks that are consistent with the fire code, would increase clarity. Allowing encroachments such as porches and decks into setback areas and removing references to parent zone standards are recommended to streamline and support compact design of manufactured home parks.
- **Landscaping and Open Space:** Landscaping and open space standards may act as development barriers. Simplifying requirements to 50% of unbuilt area landscaped and a minimum 5% of total site area as open space is recommended. Combining or cross-referencing landscaping and open space areas could provide additional flexibility.
- **Redevelopment and Nonconforming Parks:** Many older manufactured home parks face challenges modernizing due to nonconforming status or aging infrastructure. Establishing a clear redevelopment pathway, potentially through legislative or Council approval, is recommended. Allowing modernization or expansion of small nonconforming parks through conditional use review and offering compliance flexibility or incentives would encourage reinvestment without displacing residents.
- **Use and Design Flexibility:** Allowing limited nonresidential and community-serving uses (e.g., daycare, office, coffee shop, clubhouse) within manufactured housing parks would support livability and integration. A maximum cap (e.g., 20,000 sq ft or percentage of total lot area) is recommended to ensure scale compatibility.

- **Tenant and Affordability Protections:** To balance redevelopment with resident stability, tenant protection measures should be considered. Expanding provisions similar to Ashland’s condominium tenant rights (AMC 10.115.010) could provide a model.

Code Recommendations

The following sections of the Ashland Municipal Code were reviewed for compliance with applicable state residential statutes and with case study examples in mind, with a focus on manufactured housing. The development code below has been organized by the order of the code, with recommendations along with state requirements and case study references stated below.

Code Audit Matrix

Current Code Text	State Requirements / Case Study Recommendations	Overall Recommendations
Table 18.2.2.030 Uses Allowed by Zone		
*see current table at the end of the document		Align table with recommendations of zones where manufactured home parks and manufactured homes are permitted.
18.2.3.170 Manufactured Home on Individual Lot		
Manufactured dwellings relocated into the City shall conform to City standards. Manufactured homes are permitted on individual lots, subject to all of the following design standards.		Keep text
A. Floor Plan. The manufactured home shall be multi-sectional and have an enclosed floor area of not less than 1,000 square feet.	Per ORS 197.478 (as revised by HB 4064), jurisdictions cannot apply standards to prefabricated dwellings or manufactured homes that are not also applicable to site-built homes (with limited exceptions).	Remove it all together. Single family homes in the different zones do not have a minimum floor area, but rather are dictated by lot area, height, setbacks, and minimum lot coverage. Keep the same standards for a single-family home and zone requirements in AMC 18.2.5.030.

Current Code Text	State Requirements / Case Study Recommendations	Overall Recommendations
<p>B. Roof. The manufactured home shall have a pitched roof with a slope not less than 3 feet in height for each 12 feet in width (14 degrees).</p>	<p>The model code does note to avoid a minimum pitched roof standard</p>	<p>Remove all text</p>
<p>C. Residential Building Materials. The manufactured home shall have exterior siding and roofing which in color, material, and appearance are similar or superior to the exterior siding and roof material used on nearby residences (e.g., horizontal wood or wood-appearance siding is considered "superior" to metal siding and roofing).</p>		<p>Keep text</p>
<p>D. Garages and Carports. If the manufactured home has a garage or carport, the garage or carport shall be constructed of materials like those used on the house.</p>	<p>Construction of the same material is not required for other housing types, but rather section AMC 18.4.2.030.E notes that Building materials and paint colors should be compatible with the surrounding area.</p>	<p>Align or reference AMC 18.4.2.030.D and E for Garage and Building Materials standards.</p>

Current Code Text	State Requirements / Case Study Recommendations	Overall Recommendations
<p>E. Thermal Envelope. The manufactured home shall be certified by the manufacturer to meet the thermal envelope requirements equivalent to those for a single-family dwelling constructed under the building code. Evidence demonstrating that the manufactured home meets “Super Good Cents” energy efficiency standards, or equivalent standard, is deemed to satisfy the exterior thermal envelope certification requirement.</p>	<p>(4) A local government may not subject manufactured homes or prefabricated structures within an urban growth boundary, or the land upon which the homes or structures are sited, to any applicable standard that would not apply to a detached, site-built single-family dwelling on the same land, except: (a) As necessary to comply with a protective measure adopted pursuant to a statewide land use planning goal; or (b) To require that the manufacturer certify that the manufactured home or prefabricated structure has an exterior thermal envelope meeting performance standards which reduce levels equivalent to the performance standards required of single-family dwellings constructed under the Low-Rise Residential Dwelling Code as defined in ORS 455.010.</p>	<p>Keep- an exception for requirements for manufactured homes</p>

Current Code Text	State Requirements / Case Study Recommendations	Overall Recommendations
<p>F. Placement. The manufactured home shall be placed on an excavated and back-filled foundation and enclosed at the perimeter such that it complies with the applicable building code requirements, including the height above grade, and the minimum set-up standards of the adopted state Administrative Rules for Manufactured Dwellings, OAR 918.</p>	<p>The following standards are no longer authorized by statute unless they also apply to site-built homes: minimum floor area, foundation standards, minimum roof slope, exterior siding and roof color and materials, and garage or carport requirements.</p>	<p>Update text. Remove “The manufactured home shall be placed on excavated and back-filled..... the height above grade”. Replace with “The manufactured home shall conform with building code requirements in chapter 18.4 and the minimum set-up standards of the adopted state Administrative Rules for Manufactured Dwellings, OAR 918.”</p>
<p>G. Floodplain. Manufactured homes shall comply with chapter 18.3.10 Physical and Environmental Constraints.</p>	<p>Reference DLCD Model Flood Hazard Management Ordinance. Section 5.2.3.4 Manufactured Dwellings and AMC 15.10.080 Provisions for Flood Hazard Protection.</p>	<p>Keep text but also note that manufactured homes shall comply with and meet FEMA requirements and AMC 15.10.080. Manufactured homes must also meet the same flood protection requirements as a “stick built” or typical housing.</p>
<p>H. Foundation Skirt. The foundation area of the manufactured home shall be fully skirted with concrete, horizontal wood, or vinyl siding, or other materials, pursuant to applicable building codes.</p>	<p>Remove requirements for specific foundation design. (NOTE: manufactured dwellings may still be subject</p>	<p>Keep Text, although may need to remove vinyl siding as an option. Solid materials such as masonry, concrete, or treated wood are in the</p>

Current Code Text	State Requirements / Case Study Recommendations	Overall Recommendations
	to HUD foundation and skirting requirements).	HUD requirements section. Also include metal siding as a viable option for fire safety promotion.
I. Design Features. The manufactured home shall incorporate at least two of the single-family design features in section 18.2.5.090.		Keep text. Two design features are also required for single family units.
J. Prohibited. The manufactured home shall not be located in a designated historic district.	Remove any requirements for site-built dwellings (except as allowed within historic districts or adjacent to designated historic landmarks).	Keep text
18.2.3.180 Manufactured Housing Developments		
A. Purpose. The purpose of this section is to encourage the most appropriate use of land for manufactured housing development purposes, to encourage design standards which will create pleasing appearances, to provide sufficient open space for light, air, and recreation, to provide adequate access to manufactured housing sites, and to refer minimum utility service facilities to appropriate City codes.	The section “to encourage design standards which will create pleasing appearances” does not align with clear and objective standards” in ORS 197A.400.	Remove “pleasing appearances” term from this statement.

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<p>B. General Provisions.</p> <p>1. Manufactured housing development may be located or relocated only in R-1-3.5 and R-2 zones.</p> <p>2. No manufactured housing developments may be located, relocated, or increased in size or number of units within any other zone.</p> <p>3. No manufactured housing developments may be located within the Historic District Overlay.</p> <p>4. Manufactured housing developments shall be subject to regulations of this chapter and shall be located only on sites approved for use under the provisions of such chapter. No person shall establish, operate, manage, maintain, alter, or enlarge any manufactured housing development contrary to the provisions of this ordinance.</p> <p>5. In addition to the requirements of this chapter, all manufactured housing developments shall conform to the regulations of ORS 446, together with such administrative rules as may be adopted from time to time, except where such regulations are exceeded by the requirements of this chapter, in which case the more stringent requirements shall apply.</p>	<p>Portland offers a 50% density bonus to manufactured dwelling parks that dedicate at least 50% of their units as affordable to households earning no more than 60% of area median income (AMI).</p>	<p>1. Keep text – unless expanding to more zones, perhaps R-1 or R-3, is wanted (especially if allowed density is increased in parks)</p> <p>2. Remove.</p> <p>3. Keep</p> <p>4. Keep</p> <p>5. Keep</p>
<p>C. Procedure for Approval. The procedure for approving a manufactured home development is the same as for the Performance Standards Option (Outline Plan and Final Plan), pursuant to chapter 18.3.9.</p>	<p>The Portland case study notes that if a protective zone was applied and the owner is proposing a change in use, that it would then become a Type III land use approval to change the use.</p>	<p>Keep text? This could be a good place to speak about redevelopment potential and process for MHPs. If pursued, it may require a legislative change or a Council approval.</p>

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<p>D. Manufactured Housing Development Design Standards.</p> <p>1. Minimum Court Size. A manufactured housing development shall occupy a site of not less than one acre in size.</p> <p>2. Density. The maximum density permitted shall be eight manufactured housing units per acre of developed court area. Manufactured housing, which is 14 feet wide or less, or which is less than 800 square feet in size will count as 0.75 units for this calculation.</p> <p>3. Manufactured Housing Sites or Lots. All manufactured housing sites or lots must be at least 2,000 square feet in size, at least 35 feet wide, and at least 40 feet deep.</p> <p>4. Lot Coverage. Maximum lot coverage of any individual manufactured housing lot or site shall be 65 percent in the R-2 zone and 55 percent in the R-1-3.5 zone. In addition, the general lot coverage requirements of the parent zone shall also be complied with for the entire project site.</p> <p>5. Setbacks.</p> <p>a. Exterior Setbacks. Manufactured housing sites along the exterior boundary of the court shall have the same setbacks as required in the parent zone, and no less than a minimum of five feet from a property boundary line.</p> <p>b. Interior Front Yard Setbacks. There shall be a front yard on each manufactured home lot or space of at least ten feet.</p> <p>c. Interior Side and Rear Yard Setbacks. There shall be side or rear yards of at least five feet. There shall be a minimum separation of ten feet between manufactured housing units.</p> <p>6. Street Standards. Public streets shall comply with the</p>	<p>We will need full confirmation about proposed densities. Case Study densities are a range:</p> <p>Portland: 29 units per acre or 1 space per 1,500 sqft.</p> <p>Bellingham: No density limits – limited by height, setbacks, open space, etc.</p> <p>Fort Collins: Density between 6 and 12 units per acre.</p> <p>Consider density transfer options, although they may not be viable for the city.</p> <p>* if the 'no density' approach is considered this could allow Ashland to provide an incentive to property owners without opening up a 'takings' issue.</p>	<p>1. Keep text.</p> <p>2. Refer to “Manufactured Dwelling Park” for a definition of minimum units and proximity. Density for a manufactured home park will need to be changed – create no min/max of density and let other requirements determine the size of lots and units on that lot.</p> <p>3. Consider reducing size of lots and consider removing or reducing dimensional requirements (width & depth).</p> <p>4. Consider standardizing lot coverage across all zones to 65%.</p> <p>5. Consider changing internal setbacks to 5 ft on all sides – or the fire code setback requirement. Consider allowing porches or decks to be built over the setback area, although they</p>

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<p>design standards contained in chapter 18.4.6. Private streets shall be a minimum of 20 feet in width, and constructed to the same standards as specified for an alley. A private street may be a dead-end street no more than 300 feet in depth from a higher order road. Adequate turn-around shall be provided according to standards established by the Planning Commission.</p> <p>7. Sidewalk Standards. Every manufactured housing development shall have a permanent pedestrian walkway at least 48 inches wide connecting all manufactured housing units to public or private streets, common open spaces, parks, and commonly owned buildings and facilities.</p> <p>8. Utilities. Provisions for electric, water, and sanitary service shall be made in accordance with established City procedures and law, including number, size, quality, and location of fixtures, connections, and facilities. Telephone and electric lines shall be placed underground.</p> <p>9. Landscaping.</p> <p>a. All areas of the development not occupied by paved roadways, pathways, parking areas, or not occupied by other facilities shall be landscaped. Areas that contain significant natural vegetation may be left in a natural state, if approved on the final landscaping plans.</p> <p>b. Manufactured housing developments located in an R-1-3.5 zone shall have 45 percent of the entire site landscaped. Developments located in the R-2 zone shall have 35 percent of the entire site landscaped.</p> <p>10. Fencing. Fencing shall comply with all fencing</p>		<p>must comply with fire code specifications.</p> <p>a. Exterior Setbacks- keep</p> <p>b. Consider changing interior setbacks to comply with building code / fire code standards.</p> <p>c. Consider changing interior setbacks to comply with building code / fire code standards.</p> <p>6. Keep, although add that private streets serving manufactured home parks do not count towards required 'lots' served. (Currently three lots are the maximum amount that a private street can serve.)</p> <p>7. Change to "Every manufactured housing development shall have a permanent pedestrian walkway at least 48 inches wide within public rights of way. Private streets must be ADA compliant when connecting all</p>

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<p>requirements as per section 18.4.4.060.</p> <p>11. Common Open Space. All developments are required to provide a minimum of five percent of the total lot area in common open space.</p> <p>12. Play Area. If the manufactured housing development accommodates children less than 14 years of age, a separate general play area a minimum of 2,500 square feet in size, or 100 square feet of play area per unit, whichever is greater, shall be provided.</p>		<p>manufactured housing units to public or private streets, common open spaces, parks, and commonly owned buildings and facilities”</p> <p>8. Keep</p> <p>9. Review/revise landscaping standards - make sure that this is not an additional requirement for a MHP - 50% of the unbuilt area can be landscaped</p> <p>10. Keep</p> <p>11. Combine with 12</p> <p>12. Combine with 11 and keep at 5% of the total area for open space.</p>

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<p>E. Manufactured Housing Unit Standards. All manufactured housing units located in approved manufactured housing developments shall comply with all of the following requirements.</p> <ol style="list-style-type: none"> 1. Manufactured housing units shall be a minimum of 650 square feet in size. 2. Manufactured housing units shall be at least 12 feet wide. 3. Manufactured housing units shall have the Oregon Department of Commerce “Insignia of Compliance.” The Building Official shall inspect the manufactured housing unit and occupancy shall be approved only if the Building Official has determined that the manufactured housing unit has a valid insignia of compliance and has not deteriorated beyond an acceptable level of compliance. 4. Manufactured housing units shall be placed on permanent foundations, with wheels and hitches removed, be fully skirted or bermed, and shall have no uncovered openings except for vents of sufficient strength to support the loads imposed by the manufactured housing unit, based on accepted engineering design standards, as approved by the Building Official. 5. Manufactured housing units shall be provided with City water, sewer, electricity, telephone, and storm drainage, with easements dedicated where necessary. 6. Manufactured housing units shall comply with the thermal envelope requirements for heat loss required by the building code for single-family detached homes. 7. Manufactured housing units shall have a deck or patio 	<p>Review Portland's unit standards to review sq ft, width, etc.</p>	<ol style="list-style-type: none"> 1. Consider reducing or eliminating the minimum square footage requirement for manufactured housing units from 650 square feet to 400 square feet or less, with the option to allow up to two units per lot when both units are 400 square feet or smaller to support greater density and flexibility. 2. Consider changing to 10 feet in width or having no standard and letting setback requirements determine size. 3. Keep 4. Keep 5. Keep 6. Keep 7. Many new manufactured homes do not need a large patio or deck – consider removing this requirement. 8. Keep

Current Code Text	State Requirements / Case Study Recommendations	Overall Recommendations
<p>area adjacent to the home. The deck or patio shall be constructed of a permanent material and shall be at least 80 square feet in size, with a minimum width of eight feet in its least dimension.</p> <p>8. Notwithstanding the above, any manufactured home legally located within the Ashland Urban Growth Boundary prior to July 1, 1990, may be relocated to an approved manufactured home development, subject to a fire and life safety inspection by the Building Official.</p>		

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<p>F. Storage and Temporary Occupancy of Manufactured Homes.</p> <p>1. A no-charge permit from the Staff Advisor is required for the storage of any manufactured housing unit on the home premises of the owner for any length of time when not used for living purposes; provided, however, that all units so stored shall abide by the yard requirements for accessory buildings in this chapter.</p> <p>2. No manufactured housing unit shall be stored on a public street except for temporary maneuvering purposes.</p> <p>3. For temporary occupancy of a manufactured housing unit, see subsection 18.2.2.030.H.3.</p>		Keep text
<p>G. Nonconforming Manufactured Housing Developments.</p> <p>Notwithstanding the provisions of chapter 18.1.4, Nonconforming Situations, manufactured housing development and an individual manufactured housing unit utilized for living purposes on the effective date of this ordinance or of amendments thereto, which do not conform to the regulations of this chapter, shall be deemed to be nonconforming and may be continued, subject to the following regulations:</p> <p>1. Routine maintenance and repairs may be performed within the manufactured housing development or upon individual manufactured housing units.</p> <p>2. No nonconforming manufactured housing development shall be enlarged, remodeled, or modernized except in conformance with all requirements of this chapter, except that an area of less than two acres for a development to be</p>	<p>From stakeholder interviews: Consider nonconforming mobile home parks and ways to bring them into conformance without triggering all upgrades at once.</p>	<p>1. Keep text. Either in this section or in a new section, the owners could demonstrate financial burden or hardship during the review of a conditional use permit. The goal is to bring the park into compliance without requiring them to address every issue in the park. The conditional use process should consider the positive impacts on the health and safety of park residents</p>

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<p>enlarged, remodeled, or modernized may be approved through the conditional use permit procedure contained in this ordinance.</p> <p>3. No manufactured housing unit shall be located on the site of, or substituted for, a nonconforming manufactured housing unit, the use of which has been discontinued, except within a manufactured housing development holding a certificate of sanitation issued by the Board of Health, State of Oregon, issued prior to the effective date of this chapter. Relocation of existing units within the Ashland Urban Growth Boundary is exempted as provided in subsection 18.2.3.180.E.8.</p> <p>4. If a nonconforming manufactured housing development holding a certificate of sanitation issued by the Board of Health, State of Oregon, ceases operation for a period of six months or more, said development shall be considered abandoned and shall be reinstated only in conformance with the requirements of this chapter.</p>		<p>without mandating full compliance.</p> <p>2. Keep text</p> <p>3. Keep text</p> <p>4. Keep text</p>
<p>H. Special Conditions. For the mitigation of adverse impacts, the City may impose conditions, including, but not limited to, requiring view-obscuring shrubbery, walls, or fences, and requiring retention of specified trees, rocks, water ponds or courses, or other natural features. (Ord. 3229 § 3, amended, 12/19/2023; Ord. 3191 § 4, amended, 11/17/2020)</p>		<p>Keep text</p>

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<p>NEW</p>	<p>From Bellingham case study: Tenant protections (BMC 20.10.033)</p> <p>Partner with CASA Oregon and ROC USA to support resident-owned manufactured home communities.</p>	<p>Consider adding a tenant protection policy, similar to Bellingham. Expand on the Tenants' Rights for Condos code section (AMC 10.115.010) to MHs. This could apply to all parks, even those not in a MHPZ (i.e. Lower Pines which is in a CFA).</p> <p>Oregon's first right of refusal is 14 days, if we use Bellingham as an example, we could add a longer time needed for purchase. (BMC 20.10.033(B) <i>"If the MHP owner accepts the organization's proposal, the organization shall have 120 days in addition to the 60-day notice period in which to obtain any necessary financing or guarantees and to close on the purchase. If no qualified tenant organization exists at the time the MHP owner gives its notice of sale, the</i></p>

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		<p><i>homeowners may form one for the purpose of considering whether to exercise the purchase opportunity.”)</i></p>
<p>NEW</p>	<p>From Fort Collins case study: community-serving buildings</p>	<p>Consider adding non-residential community serving buildings (manager office, common kitchen, club house, childcare, storage, coffee shop? etc.) to be permitted with review in the MHP Zone.</p> <p>Consider an allowance for a percentage of the overall lot to be used for commercial or mixed-use dev. - similar to landscaping (up to 20,000 sq ft- range or sq ft based on lot size</p>

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18.3.9.020 Applicability		
<p>Developments exercising the Performance Standards option, including developments that are required to apply the option pursuant to this ordinance, shall meet the provisions of this chapter and all other applicable sections of this ordinance; except that developments subject to this chapter are not required to meet the minimum lot size, lot width, lot depth, and setback standards of part 18.2, and other standards as specifically provided by this chapter. The Performance Standards option may be used to divide residential and non-residential zoned land.</p>	<p>Consistency – reference manufactured housing and cottage housing</p>	<p>Change text to: “Developments exercising the Performance Standards option, including developments that are required to apply the option pursuant to this ordinance, shall meet the provisions of this chapter and all other applicable sections of this ordinance; except that developments subject to this chapter are not required to meet the minimum lot size, lot width, lot depth, and setback standards of part 18.2, and other standards as specifically provided by this chapter. The Performance Standards option may be used to divide residential and non-residential zoned land, <u>or to approve cottage housing</u>”</p>

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<u>developments and manufactured housing developments."</u>		
18.3.9.030 PSO-Overlay		
<p>D. Development Outside PSO-Overlay. If a parcel is not in a PSO overlay, then development under this chapter may only be approved if one or more of the following conditions exist.</p>	<p>Consistency reference for manufactured homes in this section</p>	<p>Include additional conditions, citing manufactured home developments: "5. The property is proposed for development as a manufactured housing development consistent with the standards in section 18.2.3.180."</p>
18.3.9.040 Review Procedures and Criteria		
<p>A. Outline Plan. A proposed outline plan shall accompany applications for subdivision approval under this chapter. For developments of fewer than ten lots, the outline plan may be filed concurrently with the final plan, as that term is defined in subsection 18.3.9.040.B.4. For developments of ten or more lots, prior outline plan approval is mandatory.</p>	<p>Reference manufactured homes and cottages for consistency</p>	<p>Update text to: "A proposed outline plan shall accompany applications for subdivision approval under this chapter. For developments of fewer than ten lots, or for manufactured</p>

Current Code Text	State Requirements / Case Study Recommendations	Overall Recommendations
		housing developments or cottage housing developments regardless of the number of lots, the outline plan may be filed concurrently with the final plan, as that term is defined in subsection 18.3.9.040.B.4. For developments of ten or more lots, other than manufactured housing developments or cottage housing developments, prior outline plan approval is mandatory.”
18.6.1.030 Definitions		
Manufactured Home: A structure constructed for movement on the public highways that has sleeping, cooking, and plumbing facilities, that is intended for human occupancy, that is being used for residential purposes, and that was constructed in accordance with federal manufactured housing construction and safety standards and regulations in effect at the time of construction.	DLCD Model code definition recommendations	Keep, it is the same as DLCDC definition.

Current Code Text	State Requirements / Case Study Recommendations	Overall Recommendations
<p>Mobile Home: A structure constructed for movement on the public highways that has sleeping, cooking, and plumbing facilities, that is intended for human occupancy, that is being used for residential purposes, and that was constructed between January 1, 1962, and June 15, 1976, and met the construction requirements of Oregon mobile home law in effect at the time of construction.</p>	<p>DLCD Model code definition recommendations</p>	<p>Keep, it is the same as DLCD definition.</p>
<p>NEW</p>	<p>Use DLCD recommended code definition for “Manufactured Dwelling”</p>	<p>Use DLCD Definition- Manufactured dwelling. A residential trailer, mobile home, or manufactured home.</p>
<p>NEW</p>	<p>Use DLCD recommended code definition for “Prefabricated Dwelling”</p>	<p>Use DLCD Definition- Prefabricated dwelling. A prefabricated structure, as defined in ORS 455.010, that is designed for residential occupancy in accordance with Ashland’s building regulations.</p>
<p>M. Manufactured Housing Development: A subdivision or park comprised of manufactured homes occupied for dwelling purposes, regardless of whether a charge is made for such accommodation.</p>	<p>Update definition to match DLCD definition.</p>	<p>Use DLCD Definition- Manufactured dwelling park. Any place where four or more manufactured dwellings, prefabricated</p>

Current Code Text	State Requirements / Case Study Recommendations	Overall Recommendations
		<p> dwellings, or recreational vehicles are located within 500 feet of one another on a lot, tract, or parcel of land under the same ownership, the primary purpose of which is to rent or lease space or keep space for rent or lease to any person for a charge or fee paid or to be paid for the rental or lease or use of facilities or to offer space free in connection with securing the trade or patronage of such person. A manufactured dwelling park does not include a lot or lots located within an approved subdivision being rented or leased for occupancy by one manufactured dwelling per lot. </p>

Current Code Text	State Requirements / Case Study Recommendations	Overall Recommendations
NEW	Update definitions for recreational vehicle – use Sutherlin’s definition	Recreational Vehicle. A vehicular-type camping unit certified by the manufacturer as complying with ANSI A1 19.2 or A1 19.5, Oregon Revised Statutes, and primarily designed to provide travel and destination RVing that either has its own motive power or is mounted on or towed by another vehicle.

Table 18.2.2.030 –Uses Allowed by Zone

	NEW MPHZ	R-1	R-1-3.5	R-2	R-3	RR	WR	C-1 & C-1-D	E-1	M-1	Special Use Standards
Manufactured Home on Individual Lot	S	S	S	S	S	N	N	N	N	N	Sec. 18.2.3.170 and not allowed in Historic District Overlay
Manufactured Housing Development	S	N	S	CU+S	N	N	N	N	N	N	Sec. 18.2.3.180

KEY: P = Permitted Use; S = Permitted with Special Use Standards; CU = Conditional Use Permit Required; N = Not Allowed.