



CITY OF COOS BAY
Public Works & Community Development Department
500 Central Avenue, Coos Bay, OR 97420
541-269-8918
www.coosbay.org

MANUFACTURED HOME STANDARDS

Manufactured buildings must follow specific siting standards and requirements.

As defined by the Coos Bay Municipal Code (CBMC) 17.150, a manufactured home is “[a] structure, transportable in one or more sections, as defined by ORS 446.003, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. The term ‘manufactured home’ does not include a recreational vehicle.”

Manufactured homes are allowed in the following zones: LDR-6, LDR-8, MDR; MX however, some of these areas may have development restriction and/or restrictive covenants.

Manufactured home minimum design requirements, per CBMC Chapter 17.322:

- The home must be multi-sectional and enclose a space of not less than 1,000 square feet. In other words, it must be a double wide or greater. A “tip out” will not qualify as a section.
- The home shall be enclosed at the perimeter with a concrete masonry wall which extends from the bottom of the excavated area to the underside of manufactured home. The required wall must be trimmed at the meeting with the home to approximate the appearance of a concrete foundation for a conventional single-family dwelling.
- The manufactured home must have a sloping roof with a minimum pitch of 3’ in height for each 12’ width.
- The manufactured home must have conventional wood or textured siding material.
- The manufactured home shall be certified by the manufacturer to have an exterior thermal envelope that meets the performance standards equivalent to that required for a single-family dwelling constructed pursuant to specialty code as defined in ORS 455.010. Documentation that the home meets “Super Good Cents” energy efficiency standards is acceptable in lieu of the manufacturer’s certification.
- Manufactured homes are not permitted on property located 100’ from the external boundaries of property identified in the State Inventory of Historic Property, the National Register of Historic Property, or property designated in the comprehensive plan as a historic district or cultural resource.

The home must be certified by the State of Oregon to meet or exceed Housing and Urban Development (H.U.D.) standards. This will be indicated by a red metal tag attached to the home.

Minimum Permit Requirements:

- Manufactured Building Placement Permit (check prior to submittal for current fee).*
**For homes on private lots, there is currently a moratorium on all System Development (SDC) fees. These fees may be reinstated at a later date.*

Plot Plan Requirements:

- Please see the Plot plan checklist within the packet
- Grade must direct water away from the building's exterior.

Additional Permits That May Be Needed:

- Garages, carports, some retaining walls, and covered decks which are 30 inches above grade or larger than 120 square feet require separate building permits. Contact Public Works and Community Development, 541-269-8918.
- Driveways, curb cuts, sewer connection, site development (grading, fill, excavation) and work in the right-of-way require a Public Works Permit. Contact Public Works and Community Development, 541-269-8918.
- Water, electrical, and plumbing service to the home and garage. Contact State Building Codes, 541-266-1098.
- Water service. Contact Coos Bay/North Bend Water Board, 541-267-3128.