



CITY OF COOS BAY  
Community Development Department

500 Central Avenue  
Coos Bay, OR 97420

541.269.8918  
[www.coosbay.org](http://www.coosbay.org)

Coos Bay Municipal Code, Chapter 17.365

## MANUFACTURED HOME SPECIAL SITING STANDARDS

Zones allowing the use: LDR-6, LDR-8, MDR; MX however, some of these areas may have development restriction and/or restrictive covenants.

In all zones, a manufactured home will not be allowed if the property is located 100 feet from any property recognized as historic on the State list of historic property, the National Registry of Historic Property, the Comprehensive Plan's list of cultural resources, or a historic district.

### Manufactured home minimum design requirements:

1. The home must have a pitched roof with a slope of at least 3' in rise for every 12 feet in run.
2. The home must be multi-sectional. In other words, it must be a double wide or greater. A "tip out" will not qualify as a section.
3. The home must be at least 1000 square feet in size.
4. 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 medal tag attached to the home.
5. The home must also be certified by the manufacturer to meet "Super Good Cents" or submit certification from the manufacturer that the exterior thermal envelope meets the performance standards equivalent to that required for a single-family dwelling built to the Uniform Specialty Code.
6. The manufactured home must have conventional wood or textured siding material (flat plywood and aluminum siding will not meet the standard.)
7. The roof must be covered with conventional shingles or shakes. Composition shingles are acceptable.

### **Siting requirements for a manufactured home:**

The perimeter of the home must be enclosed with a concrete or concrete masonry wall which extends from the bottom of the excavated area to the underside of the manufactured home. The wall must be trimmed at the meeting with the home to approximate the appearance of a concrete foundation for a conventional single family dwelling.

Portions of the wall may need to meet additional requirements if they are supporting additional loads from an attached garage or carport. These questions should be directed to the local building inspectors.

This requirement creates a retaining wall type enclosure around the manufactured home instead of wood or metal skirting.

Grade must direct water away from the building's exterior.

### **Minimum Permit Requirements:**

Manufactured home siting permit (check prior to submittal for current fee).\*

*\*For homes on private lots, there is currently a moratorium on all System Development (SDC) fees but they could be reinstated at a later date.*

### **Plot Plan Requirements:**

- Please see the Plot plan checklist within the packet

### **Additional Permits That May Be Needed:**

- Decks which are 30 inches above grade or larger than 120 square feet and retaining wall permits - check with Public Works and Development at #541-269-8918.
- Garage/Carports structures require separate building permits.
- Storm, water, electrical, and plumbing service to the home and garage - check with State Building Codes at #541-396-2148.
- Water service - check with the Coos Bay/North Bend Water Board at #541-266-1098.