

MANUFACTURED HOME PLACEMENT STANDARDS

The following general standards are applicable to all manufactured homes sited on individual lots within the city of Carlton.

Requirements:

- The manufactured home is multi-sectional with a minimum area of 1,000 square feet.
- The home will be placed on an excavated and back-filled foundation and enclosed at the perimeter such that the manufactured home is located not more than eighteen (18) inches above grade. The foundation must be constructed of concrete or concrete block.
- The home has a roof with a nominal pitch of no less than three feet in height for each twelve (12) feet in width.
- Roofing material is composition asphalt, fiberglass, wood shake, or tile.
- The exterior siding is horizontal lapped wood siding or a siding of equivalent appearance.
- The home is certified by the manufacturer to have an exterior thermal envelope meeting current performance standards specified by state law for single-family dwellings.
- The home will have an enclosed, attached garage or carport. The garage will be constructed of materials that are similar in color, material, and appearance to the manufactured home. The garage or carport will be constructed prior to occupancy.
- Transportation mechanisms, including wheels, axles, and hitch will be removed prior to occupancy.
- The manufactured home will be provided with gutters and downspouts to direct storm water away from the placement site.
- All utilities will be connected to the manufactured home in compliance with city and state requirements prior to occupancy.
- The home will be constructed and maintained in conformance with the state and federal safety construction standards, applicable at the time of placing the manufactured home. The home exhibits the Oregon Department of Commerce "Insignia of Compliance".
- Sidewalks must be installed or replaced on all street frontages, per CMC 12.04.030.
- Provide proof of 1000gpm at hydrant or install fire suppression system, per the Uniform Fire Code.

* Please see Carlton Municipal Code, Title 17, Division II for additional requirements of your specific zone. For further public works guidelines, see the Carlton PW Design Standards.