



LINN COUNTY PLANNING AND BUILDING DEPARTMENT

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ORS 446.245 Permitted Uses of Manufactured Dwellings

(3)(a) Manufactured dwellings may be used for purposes other than as a single-family dwelling when specifically approved for a change in occupancy in accordance with the provisions of the Oregon specialty codes by the authority having jurisdiction. When a manufactured dwelling changes in occupancy it shall lose its identity as a manufactured dwelling and have the insignia removed and returned to the Department of Consumer and Business Services.

Linn County Code allows for manufactured dwellings to be used for purposes other than residential uses in resource zones (FCM, F/F, and EFU) and certain commercial and industrial zones (AB, FIC, HI, LI, RCM, UD-I, and UD-II).

Linn County Policy:

1. A placement permit shall be obtained from the Linn County Planning and Building Department for manufactured dwelling units being located and/or relocated on a property. All manufactured dwelling units shall be installed to Linn County Code for:
 - a. Foundation systems
 - b. Structural connections
 - c. Anchoring systems
 - d. Skirting
 - e. Ventilation
 - f. Electrical connections
 - g. Plumbing connections
 - h. Mechanical
 - i. Access
2. For existing manufactured dwelling units to be used for purposes other than a dwelling, a permit shall be obtained from the Linn County Planning and Building Department for a change of use. The special inspection permit fee is \$55.00 per hour, with a two-hour minimum.
3. For new or existing manufactured dwelling units, the dwelling unit shall be altered by removal of all the plumbing and electrical systems serving either the:
 - a. Kitchen, or
 - b. Bathrooms

NOTE: Removal of all the plumbing means all drain, waste, and vent pipes, all water distribution piping that served the fixtures, and all fixtures. In the case of a kitchen, fixtures mean the sink, dishwasher, and any refrigerator that provides water. In the case of a bathroom, fixtures mean all toilets, all lavatories, and all showers and/or bathtubs.

Removal of all the electrical systems means all 240 volt outlets and conductors from the breaker serving that branch circuit (kitchen range).

All kitchen appliances must be removed from the manufactured dwelling unit.