



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

www.lcd.state.or.us



## NOTICE OF ADOPTED AMENDMENT

02/07/2011

TO: Subscribers to Notice of Adopted Plan  
or Land Use Regulation Amendments

FROM: Plan Amendment Program Specialist

SUBJECT: City of Brookings Plan Amendment  
DLCD File Number 001-11

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A Copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures\*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: Thursday, February 17, 2011

This amendment was not submitted to DLCD for review prior to adoption pursuant to OAR 660-18-060, the Director or any person is eligible to appeal this action to LUBA under ORS 197.830 to 197.845.

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

\*NOTE: The Acknowledgment or Appeal Deadline is based upon the date the decision was mailed by local government. A decision may have been mailed to you on a different date than it was mailed to DLCD. As a result, your appeal deadline may be earlier than the above date specified. NO LUBA Notification to the jurisdiction of an appeal by the deadline, this Plan Amendment is acknowledged.

Cc: Dianne Morris, City of Brookings  
Gloria Gardiner, DLCD Urban Planning Specialist

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# Notice of Adoption



THIS FORM **MUST BE MAILED** TO DLCD  
**WITHIN 5 WORKING DAYS AFTER THE FINAL DECISION**  
 PER ORS 197.610, OAR CHAPTER 660 - DIVISION 18

Jurisdiction: **City of Brookings**

Local file number: **LDC-5-10**

Date of Adoption: **1/24/2011**

Date Mailed: **1/26/2011**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? **No** Date: 0/00/2011

Comprehensive Plan Text Amendment

Comprehensive Plan Map Amendment

Land Use Regulation Amendment

Zoning Map Amendment

New Land Use Regulation

Other:

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

Amends Sections 17.16.110 Suburban Residential, 17.20.100 Single-Family Residential, 17.24.100 Two-Family Residential, and 17.28.100 Multiple-Family Residential.

Does the Adoption differ from proposal? Yes, Please explain below:

Plan Map Changed from: **N/A**

to:

Zone Map Changed from: **N/A**

to:

Location: **N/A**

Acres Involved:

Specify Density: Previous: **N/A**

New:

Applicable statewide planning goals:

- |                                     |                                     |                          |                          |                          |                          |                          |                          |                          |                          |                          |                          |                          |                          |                          |                          |                          |                          |                          |
|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <b>1</b>                            | <b>2</b>                            | <b>3</b>                 | <b>4</b>                 | <b>5</b>                 | <b>6</b>                 | <b>7</b>                 | <b>8</b>                 | <b>9</b>                 | <b>10</b>                | <b>11</b>                | <b>12</b>                | <b>13</b>                | <b>14</b>                | <b>15</b>                | <b>16</b>                | <b>17</b>                | <b>18</b>                | <b>19</b>                |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Was an Exception Adopted?  YES  NO

Did DLCD receive a Notice of Proposed Amendment...

45-days prior to first evidentiary hearing?

Yes  No

If no, do the statewide planning goals apply?

Yes  No

If no, did Emergency Circumstances require immediate adoption?

Yes  No

**DLCD file No.** \_\_\_\_\_

Please list all affected State or Federal Agencies, Local Governments or Special Districts:

None.

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Local Contact: **Dianne Morris**

Phone: **(541) 469-1138** Extension:

Address: **898 Elk Dr.**

Fax Number: **541-469-3650**

City: **Brookings**

Zip: **97415-**

E-mail Address: **dmorris@brookings.or.us**

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## **ADOPTION SUBMITTAL REQUIREMENTS**

This form **must be mailed** to DLCD **within 5 working days after the final decision**

per ORS 197.610, OAR Chapter 660 - Division 18.

1. Send this Form and TWO Complete Copies (documents and maps) of the Adopted Amendment to:  
**ATTENTION: PLAN AMENDMENT SPECIALIST  
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT  
635 CAPITOL STREET NE, SUITE 150  
SALEM, OREGON 97301-2540**
2. Electronic Submittals: At least **one** hard copy must be sent by mail or in person, but you may also submit an electronic copy, by either email or FTP. You may connect to this address to FTP proposals and adoptions: **webserver.lcd.state.or.us**. To obtain our Username and password for FTP, call Mara Ulloa at 503-373-0050 extension 238, or by emailing **mara.ulloa@state.or.us**.
3. Please Note: Adopted materials must be sent to DLCD not later than **FIVE (5) working days** following the date of the final decision on the amendment.
4. Submittal of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.
5. The deadline to appeal will not be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **TWENTY-ONE (21) days** of the date, the Notice of Adoption is sent to DLCD.
6. In addition to sending the Notice of Adoption to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.
7. **Need More Copies?** You can now access these forms online at **http://www.lcd.state.or.us/**. Please print on **8-1/2x11 green paper only**. You may also call the DLCD Office at (503) 373-0050; or Fax your request to: (503) 378-5518; or Email your request to **mara.ulloa@state.or.us** - ATTENTION: PLAN AMENDMENT SPECIALIST.

**IN AND FOR THE CITY OF BROOKINGS  
STATE OF OREGON**

**ORDINANCE NO. 11-O-677**

IN THE MATTER OF ORDINANCE No. 11-O-677, AN ORDINANCE AMENDING SECTIONS 17.16.110, 17.20.100, 17.24.100 AND 17.28.100, LAND DEVELOPMENT CODE, OF THE BROOKINGS MUNICIPAL CODE.

Sections:

Section 1. Ordinance identified.

Section 2. Amends Sections 17.16.110 Suburban Residential, 17.20.100 Single-Family Residential, 17.24.100 Two-Family Residential, and 17.28.100 Multiple-Family Residential.

The City of Brookings ordains as follows:

Section 1. Ordinance Identified. This ordinance amends Sections 17.16.110 Suburban Residential, 17.20.100 Single-Family Residential, 17.24.100 Two-Family Residential, and 17.28.100 Multiple-Family Residential, Land Development Code, of the Brookings Municipal Code (BMC).

Section 2. Sections 17.16.110 Suburban Residential, 17.20.100 Single-Family Residential, 17.24.100 Two-Family Residential, and 17.28.100 Multiple-Family Residential, are amended to read as follows:

**Chapter 17.16  
SUBURBAN RESIDENTIAL (SR) DISTRICT**

**17.16.110 Manufactured housing siting requirements.**

A. The manufactured home shall be multisectional and enclose a space of not less than 1,000 square feet.

B. The manufactured home shall be placed on a foundation that complies with the State of Oregon Manufactured Dwelling and Parks Specialty Code, Section 3-8.3, and skirted with masonry block or poured concrete.

C. The manufactured home shall have a pitched roof, except that no standard shall require a slope of greater than a nominal three feet in height for each 12 feet in width.

D. The manufactured home shall have exterior siding and roofing which in color, material and appearance is similar to the exterior siding and roofing material commonly used on residential dwellings within the community or which is comparable to the predominant materials used on surrounding dwellings as determined by the local permit approval authority.

E. The manufactured home shall have a garage or carport constructed of like materials. [Ord. 10-O-655 § 2; Ord. 08-O-609 § 2; Ord. 94-O-446.T § 2; Ord. 89-O-446 § 1.]

## **Chapter 17.20 SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT**

### **17.20.100 Manufactured housing siting requirements.**

A. The manufactured home shall be multisectional and enclose a space of not less than 1,000 square feet.

B. The manufactured home shall be placed on a foundation that complies with the State of Oregon Manufactured Dwelling and Parks Specialty Code, Section 3-8.3, and skirted with masonry block or poured concrete.

C. The manufactured home shall have a pitched roof, except that no standard shall require a slope of greater than a nominal three feet in height for each 12 feet in width.

D. The manufactured home shall have exterior siding and roofing which in color, material and appearance is similar to the exterior siding and roofing material commonly used on residential dwellings within the community or which is comparable to the predominant materials used on surrounding dwellings as determined by the local permit approval authority.

E. The manufactured home shall have a garage or carport constructed of like materials. [Ord. 10-O-655 § 2; Ord. 08-O-612 § 2; Ord. 94-O-446.T § 3; Ord. 89-O-446 § 1.]

## **Chapter 17.24 TWO-FAMILY RESIDENTIAL (R-2) DISTRICT**

### **17.24.100 Manufactured housing siting requirements.**

A. The manufactured home shall be multisectional and enclose a space of not less than 1,000 square feet.

B. The manufactured home shall be placed on a foundation that complies with the State of Oregon Manufactured Dwelling and Parks Specialty Code, Section 3-8.3, and skirted with masonry block or poured concrete.

C. The manufactured home shall have a pitched roof, except that no standard shall require a slope of greater than a nominal three feet in height for each 12 feet in width.

D. The manufactured home shall have exterior siding and roofing which in color, material and appearance is similar to the exterior siding and roofing material commonly used on residential dwellings within the community or which is comparable to the predominant materials used on surrounding dwellings as determined by the local permit approval authority.

E. The manufactured home shall have a garage or carport constructed of like materials. [Ord. 10-O-655 § 2; Ord. 08-O-613 § 2; Ord. 91-O-446.E § 1; Ord. 89-O-446 § 1.]

## **Chapter 17.28 MULTIPLE-FAMILY RESIDENTIAL (R-3) DISTRICT**

### **17.28.100 Manufactured housing siting requirements.**

A. The manufactured home shall be multisectional and enclose a space of not less than 1,000 square feet.

B. The manufactured home shall be placed on a foundation that complies with the State of Oregon Manufactured Dwelling and Parks Specialty Code, Section 3-8.3, and skirted with masonry block or poured concrete.

C. The manufactured home shall have a pitched roof, except that no standard shall require a slope of greater than a nominal three feet in height for each 12 feet in width.

D. The manufactured home shall have exterior siding and roofing which in color, material and appearance is similar to the exterior siding and roofing material commonly used on residential dwellings within the community or which is comparable to the predominant materials used on surrounding dwellings as determined by the local permit approval authority.

E. The manufactured home shall have a garage or carport constructed of like materials. [Ord. 10-O-655 § 2; Ord. 08-O-614 § 2; Ord. 94-O-446.T § 5; Ord. 89-O-446 § 1.]

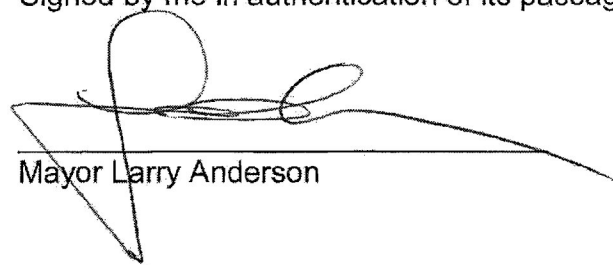
First reading: January 24, 2011

Second reading: January 24, 2011

Passage: January 24, 2011

Effective date February 23, 2011

Signed by me in authentication of its passage this 28<sup>th</sup> day of January, 2011.



\_\_\_\_\_

Mayor Larry Anderson

ATTEST:



\_\_\_\_\_

City Recorder Joyce Heffington

# CITY OF BROOKINGS

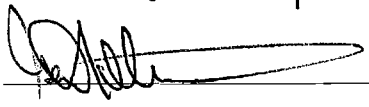
Findings

## COUNCIL AGENDA REPORT

Meeting Date: January 24, 2011

Submitted by: Donna Colby-Hanks

Originating Dept: Planning

City Manager: 

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Subject: A hearing on File LDC-5-10 for consideration and possible adoption of revisions to the manufactured housing siting requirements in Chapter 17.16, Suburban Residential (SR) District, Chapter 17.20, Single-family Residential (R-1) District, Chapter 17.24, Two-family Residential (R-2), and Chapter 17.28, Multi-family Residential (R-3) District of the Brookings Municipal Code (BMC).

Recommended Motion: Motion approving revisions to the manufactured housing siting requirements in Chapter 17.16, Suburban Residential (SR) District, Chapter 17.20, Single-family Residential (R-1) District, Chapter 17.24, Two-family Residential (R-2), and Chapter 17.28, Multi-family Residential (R-3) District, BMC. Staff has prepared a draft adopting ordinance for your review.

Financial Impact: N/A

Background/Discussion: In 1992 the State of Oregon Building Codes adopted a chapter on energy conservation that regulated the exterior envelopes (insulation standards) of all site built residences. Prior to that, the manufactured dwelling construction code was far ahead of the building code on regulating this phase of construction. Over the years the building code has continued to increase the requirements for insulation to the point where construction methods have had to change in order to accommodate the new insulation values. The 2008 code succeeded in pushing the values beyond what the manufactured dwelling construction code requires. All of the listed standards in the BMC, for siting a manufactured dwelling are related to appearance, except for the exterior envelope performance standard. The intent of the code is to ensure that the manufactured dwelling conform to the general appearance of the neighborhood. As the insulation requirements of a manufactured dwelling must comply with the state requirements for that construction type, staff recommends that the section dealing with exterior envelope performance be deleted from the manufactured housing siting requirements in the residential zones of the BMC.

The Planning Commission reviewed the draft revisions at their January 4, 2011 meeting and recommended approval of the to City Council.

Policy Considerations: N/A

Attachment(s):

Attachment A: Draft revision to the manufactured housing siting requirements

Attachment B: Comment from Oregon Department of Transportation



Text to be omitted has strikethrough

**Chapter 17.16  
SUBURBAN RESIDENTIAL (SR) DISTRICT**

**17.16.110 Manufactured housing siting requirements.**

A. The manufactured home shall be multisectional and enclose a space of not less than 1,000 square feet.

B. The manufactured home shall be placed on a foundation that complies with the State of Oregon Manufactured Dwelling and Parks Specialty Code, Section 3-8.3, and skirted with masonry block or poured concrete.

C. The manufactured home shall have a pitched roof, except that no standard shall require a slope of greater than a nominal three feet in height for each 12 feet in width.

D. The manufactured home shall have exterior siding and roofing which in color, material and appearance is similar to the exterior siding and roofing material commonly used on residential dwellings within the community or which is comparable to the predominant materials used on surrounding dwellings as determined by the local permit approval authority.

~~E. The manufactured home shall be certified by the manufacturer to have an exterior thermal envelope meeting performance standards which reduce heat loss to levels equivalent to the performance standards required of single-family dwellings constructed under the State Building Code as defined in ORS 445.010.~~

F. The manufactured home shall have a garage or carport constructed of like materials. [Ord. 10-O-655 § 2; Ord. 08-O-609 § 2; Ord. 94-O-446.T § 2; Ord. 89-O-446 § 1.]

**Chapter 17.20**  
**SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT**

**17.20.100 Manufactured housing siting requirements.**

A. The manufactured home shall be multisectional and enclose a space of not less than 1,000 square feet.

B. The manufactured home shall be placed on a foundation that complies with the State of Oregon Manufactured Dwelling and Parks Specialty Code, Section 3-8.3, and skirted with masonry block or poured concrete.

C. The manufactured home shall have a pitched roof, except that no standard shall require a slope of greater than a nominal three feet in height for each 12 feet in width.

D. The manufactured home shall have exterior siding and roofing which in color, material and appearance is similar to the exterior siding and roofing material commonly used on residential dwellings within the community or which is comparable to the predominant materials used on surrounding dwellings as determined by the local permit approval authority.

~~E. The manufactured home shall be certified by the manufacturer to have an exterior thermal envelope meeting performance standards which reduce heat loss to levels equivalent to the performance standards required of single-family dwellings constructed under the State Building Code as defined in ORS 445.010.~~

F. The manufactured home shall have a garage or carport constructed of like materials. [Ord. 10-O-655 § 2; Ord. 08-O-612 § 2; Ord. 94-O-446.T § 3; Ord. 89-O-446 § 1.]

**Chapter 17.24**  
**TWO-FAMILY RESIDENTIAL (R-2) DISTRICT**

**17.24.100 Manufactured housing siting requirements.**

A. The manufactured home shall be multisectional and enclose a space of not less than 1,000 square feet.

B. The manufactured home shall be placed on a foundation that complies with the State of Oregon Manufactured Dwelling and Parks Specialty Code, Section 3-8.3, and skirted with masonry block or poured concrete.

C. The manufactured home shall have a pitched roof, except that no standard shall require a slope of greater than a nominal three feet in height for each 12 feet in width.

D. The manufactured home shall have exterior siding and roofing which in color, material and appearance is similar to the exterior siding and roofing material commonly used on residential dwellings within the community or which is comparable to the predominant materials used on surrounding dwellings as determined by the local permit approval authority.

~~E. The manufactured home shall be certified by the manufacturer to have an exterior thermal envelope meeting performance standards which reduce heat loss to levels equivalent to the performance standards required of single-family dwellings constructed under the State Building Code as defined in ORS 445.010.~~

F. The manufactured home shall have a garage or carport constructed of like materials. [Ord. 10-O-655 § 2; Ord. 08-O-613 § 2; Ord. 91-O-446.E § 1; Ord. 89-O-446 § 1.]

## **Chapter 17.28 MULTIPLE-FAMILY RESIDENTIAL (R-3) DISTRICT**

### **17.28.100 Manufactured housing siting requirements.**

A. The manufactured home shall be multisectional and enclose a space of not less than 1,000 square feet.

B. The manufactured home shall be placed on a foundation that complies with the State of Oregon Manufactured Dwelling and Parks Specialty Code, Section 3-8.3, and skirted with masonry block or poured concrete.

C. The manufactured home shall have a pitched roof, except that no standard shall require a slope of greater than a nominal three feet in height for each 12 feet in width.

D. The manufactured home shall have exterior siding and roofing which in color, material and appearance is similar to the exterior siding and roofing material commonly used on residential dwellings within the community or which is comparable to the predominant materials used on surrounding dwellings as determined by the local permit approval authority.

~~E. The manufactured home shall be certified by the manufacturer to have an exterior thermal envelope meeting performance standards which reduce heat loss to levels equivalent to the performance standards required of single-family dwellings constructed under the State Building Code as defined in ORS 445.010.~~

F. The manufactured home shall have a garage or carport constructed of like materials. [Ord. 10-O-655 § 2; Ord. 08-O-614 § 2; Ord. 94-O-446.T § 5; Ord. 89-O-446 § 1.]



# Oregon

Theodore R. Kulongoski, Governor

Department of Transportation

Region 3 - Planning

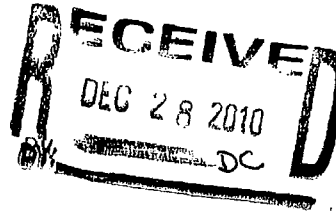
3500 NW Stewart Parkway

Roseburg, OR 97470

Telephone (541) 957-3692

FAX (541) 957-3547

Thomas.Guevara@odot.state.or.us



December 27, 2010

Dianne Morris, Planning Director  
City of Brookings Planning  
898 Elk Drive  
Brookings, OR 97415

**Re: Revisions to Manufacturing Housing Siting Requirements (CP-5-10)**

*Dianne*  
~~Dear Ms. Morris:~~

We received public notice on the proposed project, and determined that it does not trigger our review under Oregon's Transportation Planning Rule or Access Management Rule. We have no further comments on the proposed project at this time.

You may contact me at 541-957-3692 if you have questions or require additional information.

Sincerely,

THOMAS GUEVARA JR.

Development Review Planner

**CITY OF BROOKINGS PLANNING COMMISSION**  
**STAFF REPORT**

SUBJECT: Comprehensive Plan Amendment  
FILE NO: LDC-5-10  
HEARING DATE: January 4, 2011

REPORT DATE: December 22, 2010  
ITEM NO: 7.2

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**GENERAL INFORMATION**

APPLICANT: City initiated.

REPRESENTATIVE: City Staff.

REQUEST: Revisions the manufactured housing siting requirements in Brookings Municipal Code (BMC) Chapter 17.16, Suburban Residential (SR) District, Chapter 17.20, Single-family Residential (R-1) District, Chapter 17.24, Two-family Residential (R-2), and Chapter 17.28, Multi-family Residential (R-3) District.

PUBLIC NOTICE: Published in local newspaper.

**BACKGROUND INFORMATION**

In 1992 the State of Oregon Building Codes adopted a chapter on energy conservation that regulated the exterior envelopes (insulation standards) of all site built residences. Prior to that, the manufactured dwelling construction code was far ahead of the building code on regulating this phase of construction. Over the years the building code has continued to increase the requirements for insulation to the point where construction methods have had to change in order to accommodate the new insulation values. The 2008 code succeeded in pushing the values beyond what the manufactured dwelling construction code requires. All of the listed standards in the BMC, for siting a manufactured dwelling are related to appearance, except for the exterior envelope performance standard. The intent of the code is to ensure that the manufactured dwelling conform to the general appearance of the neighborhood. As the insulation requirements of a manufactured dwelling must comply with the state requirements for that construction type, staff recommends that the section dealing with exterior envelope performance be deleted from the manufactured housing siting requirements in the residential zones of the BMC.

Attachment A – Draft revisions of BMC Chapter 17.16, 17.20, 17.24, and 17.28.

**RECOMMENDATION**

After careful consideration, and any input the public may provide, Staff supports a Planning Commission recommendation of approval of file LDC-5-10, revising the manufactured housing siting requirements in BMC Chapter 17.16, 17.20, 17.24, and 17.28.

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## **Chapter 17.16 SUBURBAN RESIDENTIAL (SR) DISTRICT**

### **17.16.110 Manufactured housing siting requirements.**

A. The manufactured home shall be multisectional and enclose a space of not less than 1,000 square feet.

B. The manufactured home shall be placed on a foundation that complies with the State of Oregon Manufactured Dwelling and Parks Specialty Code, Section 3-8.3, and skirted with masonry block or poured concrete.

C. The manufactured home shall have a pitched roof, except that no standard shall require a slope of greater than a nominal three feet in height for each 12 feet in width.

D. The manufactured home shall have exterior siding and roofing which in color, material and appearance is similar to the exterior siding and roofing material commonly used on residential dwellings within the community or which is comparable to the predominant materials used on surrounding dwellings as determined by the local permit approval authority.

~~E. The manufactured home shall be certified by the manufacturer to have an exterior thermal envelope meeting performance standards which reduce heat loss to levels equivalent to the performance standards required of single-family dwellings constructed under the State Building Code as defined in ORS 445.010.~~

F. The manufactured home shall have a garage or carport constructed of like materials. [Ord. 10-O-655 § 2; Ord. 08-O-609 § 2; Ord. 94-O-446.T § 2; Ord. 89-O-446 § 1.]

## **Chapter 17.20 SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT**

### **17.20.100 Manufactured housing siting requirements.**

A. The manufactured home shall be multisectional and enclose a space of not less than 1,000 square feet.

B. The manufactured home shall be placed on a foundation that complies with the State of Oregon Manufactured Dwelling and Parks Specialty Code, Section 3-8.3, and skirted with masonry block or poured concrete.

C. The manufactured home shall have a pitched roof, except that no standard shall require a slope of greater than a nominal three feet in height for each 12 feet in width.

D. The manufactured home shall have exterior siding and roofing which in color, material and appearance is similar to the exterior siding and roofing material commonly used on residential dwellings within the community or which is comparable to the predominant materials used on surrounding dwellings as determined by the local permit approval authority.

~~E. The manufactured home shall be certified by the manufacturer to have an exterior thermal envelope meeting performance standards which reduce heat loss to levels equivalent to the performance standards required of single-family dwellings constructed under the State Building Code as defined in ORS 445.010.~~

F. The manufactured home shall have a garage or carport constructed of like materials. [Ord. 10-O-655 § 2; Ord. 08-O-612 § 2; Ord. 94-O-446.T § 3; Ord. 89-O-446 § 1.]

## **Chapter 17.24 TWO-FAMILY RESIDENTIAL (R-2) DISTRICT**

### **17.24.100 Manufactured housing siting requirements.**

A. The manufactured home shall be multisectional and enclose a space of not less than 1,000 square feet.

B. The manufactured home shall be placed on a foundation that complies with the State of Oregon Manufactured Dwelling and Parks Specialty Code, Section 3-8.3, and skirted with masonry block or poured concrete.

C. The manufactured home shall have a pitched roof, except that no standard shall require a slope of greater than a nominal three feet in height for each 12 feet in width.

D. The manufactured home shall have exterior siding and roofing which in color, material and appearance is similar to the exterior siding and roofing material commonly used on residential dwellings within the community or which is comparable to the predominant materials used on surrounding dwellings as determined by the local permit approval authority.

~~E. The manufactured home shall be certified by the manufacturer to have an exterior thermal envelope meeting performance standards which reduce heat loss to levels equivalent to the performance standards required of single-family dwellings constructed under the State Building Code as defined in ORS 445.010.~~

F. The manufactured home shall have a garage or carport constructed of like materials. [Ord. 10-O-655 § 2; Ord. 08-O-613 § 2; Ord. 91-O-446.E § 1; Ord. 89-O-446 § 1.]

**Chapter 17.28**  
**MULTIPLE-FAMILY RESIDENTIAL (R-3) DISTRICT**

**17.28.100 Manufactured housing siting requirements.**

A. The manufactured home shall be multisectional and enclose a space of not less than 1,000 square feet.

B. The manufactured home shall be placed on a foundation that complies with the State of Oregon Manufactured Dwelling and Parks Specialty Code, Section 3-8.3, and skirted with masonry block or poured concrete.

C. The manufactured home shall have a pitched roof, except that no standard shall require a slope of greater than a nominal three feet in height for each 12 feet in width.

D. The manufactured home shall have exterior siding and roofing which in color, material and appearance is similar to the exterior siding and roofing material commonly used on residential dwellings within the community or which is comparable to the predominant materials used on surrounding dwellings as determined by the local permit approval authority.

~~E. The manufactured home shall be certified by the manufacturer to have an exterior thermal envelope meeting performance standards which reduce heat loss to levels equivalent to the performance standards required of single-family dwellings constructed under the State Building Code as defined in ORS 445.010.~~

F. The manufactured home shall have a garage or carport constructed of like materials. [Ord. 10-O-655 § 2; Ord. 08-O-614 § 2; Ord. 94-O-446.T § 5; Ord. 89-O-446 § 1.]



Text to be omitted has strikethrough

**Chapter 17.16**  
**SUBURBAN RESIDENTIAL (SR) DISTRICT**

**17.16.110 Manufactured housing siting requirements.**

- A. The manufactured home shall be multisectional and enclose a space of not less than 1,000 square feet.
- B. The manufactured home shall be placed on a foundation that complies with the State of Oregon Manufactured Dwelling and Parks Specialty Code, Section 3-8.3, and skirted with masonry block or poured concrete.
- C. The manufactured home shall have a pitched roof, except that no standard shall require a slope of greater than a nominal three feet in height for each 12 feet in width.
- D. The manufactured home shall have exterior siding and roofing which in color, material and appearance is similar to the exterior siding and roofing material commonly used on residential dwellings within the community or which is comparable to the predominant materials used on surrounding dwellings as determined by the local permit approval authority.
- ~~E. The manufactured home shall be certified by the manufacturer to have an exterior thermal envelope meeting performance standards which reduce heat loss to levels equivalent to the performance standards required of single family dwellings constructed under the State Building Code as defined in ORS 445.010.~~
- F. The manufactured home shall have a garage or carport constructed of like materials. [Ord. 10-O-655 § 2; Ord. 08-O-609 § 2; Ord. 94-O-446.T § 2; Ord. 89-O-446 § 1.]

**Chapter 17.20**  
**SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT**

**17.20.100 Manufactured housing siting requirements.**

- A. The manufactured home shall be multisectional and enclose a space of not less than 1,000 square feet.
- B. The manufactured home shall be placed on a foundation that complies with the State of Oregon Manufactured Dwelling and Parks Specialty Code, Section 3-8.3, and skirted with masonry block or poured concrete.

C. The manufactured home shall have a pitched roof, except that no standard shall require a slope of greater than a nominal three feet in height for each 12 feet in width.

D. The manufactured home shall have exterior siding and roofing which in color, material and appearance is similar to the exterior siding and roofing material commonly used on residential dwellings within the community or which is comparable to the predominant materials used on surrounding dwellings as determined by the local permit approval authority.

~~E. The manufactured home shall be certified by the manufacturer to have an exterior thermal envelope meeting performance standards which reduce heat loss to levels equivalent to the performance standards required of single-family dwellings constructed under the State Building Code as defined in ORS 445.010.~~

F. The manufactured home shall have a garage or carport constructed of like materials. [Ord. 10-O-655 § 2; Ord. 08-O-612 § 2; Ord. 94-O-446.T § 3; Ord. 89-O-446 § 1.]

## **Chapter 17.24 TWO-FAMILY RESIDENTIAL (R-2) DISTRICT**

### **17.24.100 Manufactured housing siting requirements.**

A. The manufactured home shall be multisectional and enclose a space of not less than 1,000 square feet.

B. The manufactured home shall be placed on a foundation that complies with the State of Oregon Manufactured Dwelling and Parks Specialty Code, Section 3-8.3, and skirted with masonry block or poured concrete.

C. The manufactured home shall have a pitched roof, except that no standard shall require a slope of greater than a nominal three feet in height for each 12 feet in width.

D. The manufactured home shall have exterior siding and roofing which in color, material and appearance is similar to the exterior siding and roofing material commonly used on residential dwellings within the community or which is comparable to the predominant materials used on surrounding dwellings as determined by the local permit approval authority.

~~E. The manufactured home shall be certified by the manufacturer to have an exterior thermal envelope meeting performance standards which reduce heat loss to levels equivalent to the performance standards required of single-family dwellings constructed under the State Building Code as defined in ORS 445.010.~~

F. The manufactured home shall have a garage or carport constructed of like materials. [Ord. 10-O-655 § 2; Ord. 08-O-613 § 2; Ord. 91-O-446.E § 1; Ord. 89-O-446 § 1.]

**Chapter 17.28**  
**MULTIPLE-FAMILY RESIDENTIAL (R-3) DISTRICT**

**17.28.100 Manufactured housing siting requirements.**

A. The manufactured home shall be multisectional and enclose a space of not less than 1,000 square feet.

B. The manufactured home shall be placed on a foundation that complies with the State of Oregon Manufactured Dwelling and Parks Specialty Code, Section 3-8.3, and skirted with masonry block or poured concrete.

C. The manufactured home shall have a pitched roof, except that no standard shall require a slope of greater than a nominal three feet in height for each 12 feet in width.

D. The manufactured home shall have exterior siding and roofing which in color, material and appearance is similar to the exterior siding and roofing material commonly used on residential dwellings within the community or which is comparable to the predominant materials used on surrounding dwellings as determined by the local permit approval authority.

~~E. The manufactured home shall be certified by the manufacturer to have an exterior thermal envelope meeting performance standards which reduce heat loss to levels equivalent to the performance standards required of single-family dwellings constructed under the State Building Code as defined in ORS 445.010.~~

F. The manufactured home shall have a garage or carport constructed of like materials. [Ord. 10-O-655 § 2; Ord. 08-O-614 § 2; Ord. 94-O-446.T § 5; Ord. 89-O-446 § 1.]



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