

CITY ORDINANCE NO. 976

AN ORDINANCE AMENDING CITY ZONING ORDINANCE #807
DEFINING MANUFACTURED HOME AND RELATED DEFINITIONS, AMENDING
THE SITING PROCEDURES AND STANDARDS

NOW THEREFORE, the City of Prineville does ordain as follows:

SECTION 1:

A. The City Council of Prineville, Oregon, recognizing that the Prineville Zoning Ordinance, Ordinance No. 807 is in need of periodic revision and amendment to improve that ordinance in its comprehension, application and enforcement in the City of Prineville. In the interests of the public health, safety and general welfare of the City residents and in accordance with the recommendations of the Prineville City Planning Commission, the City Council hereby determines the necessity of amending Ordinance No. 807.

B. The City Council also recognizes that this amendment is necessary to comply with the provisions of HB 2863 passed by 1989 Legislature to address the affordable housing issue.

SECTION 2:

Pursuant to the authority and in accordance with the procedures required by Article 8 of the Prineville Zoning Ordinance No. 807 and ORS 227.115, Ordinance 807 and is by this Ordinance amended as follows:

Section 1.040. Definitions.

(1) **Manufactured Dwelling:**

(A) Residential trailer, a structure constructed for movement on the public highways that has sleeping, cooking and plumbing facilities, that is intended for human occupancy, that is being used for residential purposes and that was constructed before January 1, 1962.

(B) Mobile home, a structure constructed for movement on the public highways that has sleeping, cooking and plumbing facilities, that is being used for residential purposes and that was constructed between January 1, 1962 and June 15, 1976, and met the construction requirements of Oregon mobile home law in effect at the time of construction.

(C) Manufactured home, a structure constructed

for movement on the public highways that has sleeping, cooking and plumbing facilities, that is intended for human occupancy, that is being used for residential purposes and that was constructed in accordance with federal manufactured housing regulations in effect at the time of construction.

Does not mean any building or structure subject to the structural specialty code adopted pursuant to ORS 455.100 to 455.450 or any unit identified as a recreational vehicle by the manufacturer.

(2) Manufactured Dwelling Park: Manufactured Dwelling Park means any place where four or more manufactured structures are located within 500 feet of one another on a lot, tract, or parcel of land under the same ownership, the primary purpose of which is to rent space or keep space for rent to any person for a charge of fee paid or to be paid for the rental or use of facilities to be paid for the rental or use of facilities or to offer space free in connection with securing the trade or patronage of such person. "Manufactured dwelling park" does not include a lot or lots located within a subdivision being rented or leased for occupancy by no more than one manufactured dwelling per lot if the subdivision was approved by the local government unit having jurisdiction under an ordinance adopted pursuant to ORS 92.010 to 92.190.

(3) Manufactured Home: A structure with a Department of Housing and Urban Development (HUD) label certifying that the structure is constructed in accordance with the National Manufactured Housing Construction of Safety Standards Act of 1974 (42 U.S.C. §§ 5407 et seq.), as amended on August 22, 1981.

Amend to read:

Mobile Home: A structure constructed for movement on the public highways that has sleeping, cooking and plumbing facilities, that is being used for residential purposes and that was constructed between January 1, 1962 and June 15, 1976, and met the construction requirements of Oregon mobile home law in effect at the time of construction.

Mobile Home Park: Any place where four or more manufactured dwellings as defined in ORS 446.003 are located within 500 feet of one another on a lot, tract or parcel of land under the same ownership, the primary purpose of which is to rent space or keep space for rent to any person for a charge or fee paid or to be paid for the rental or use of facilities or to offer space free in connection with securing the trade or patronage of such person. "Mobile home park" does not include a lot or lots located within a subdivision being rented or leased for occupancy by no more

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than one manufactured dwelling per lot if the subdivision was approved by the local government unit having jurisdiction under an ordinance adopted pursuant to ORS 92.010 to 92.190.

Amend to read:

Section 3.030. GENERAL RESIDENTIAL-MOBILE ZONE, R-3. In an R-3 Zone, the following regulations shall apply:

(1) (A) Single-family dwelling, including a manufactured home, served by public or municipal water supply and sewer systems.

2. (A) Single-family or two-family dwelling, including a manufactured home, not served by a public or municipal water supply or sewer system.

(L) Manufactured dwelling park.

(N) Delete this section.

Section 3.030(6).

Delete this section.

Section 3.030(6). Standards for Manufactured Homes on Individual Lots. The following standards shall apply to a manufactured home permitted on an individual lot in a General Residential Zone - Manufactured Home Zone, R-3.

(A) Be multi-sectional (double wide or wider) and enclose a floor area of not less than 1000 square feet;

(B) Have a backfill style foundation or skirting of pressure treated wood, masonry, or continuous concrete footing wall construction, complying with the minimum set-up standards of the adopted state Administrative Rules for Manufactured Dwellings, Chapter 918;

(C) Have a roof with a nominal pitch of three (3) feet in height for each 12 feet in width;

(D) Be certified by the manufacturer to have exterior thermal envelopes meeting the performance standards specified in by state law for single-family dwellings constructed under the state building code

(E) Not have bare metal siding or roofing; and

(F) Not be sited adjacent to any structure listed on the Register of Historic Landmarks and Districts.

SECTION 3. SEPARABILITY.

If any section, subsection, sentence, clause or phase of any portion of this Ordinance is for any reason held invalid, or unconstitutional by a court of competent jurisdiction, such portion shall be deemed as a separate district and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 4. PREVIOUS ZONING ORDINANCE VALIDATED.

The Prineville City Zoning Ordinance No. 807 adopted the 22nd day of August, 1978, all by the Council of the City of Prineville, herein before adopted, is hereby validated, and shall remain in full force and effect until amended, revised, or repealed in the manner provided for by said ordinance or State Statute.


FIRST READING May 28, 1991

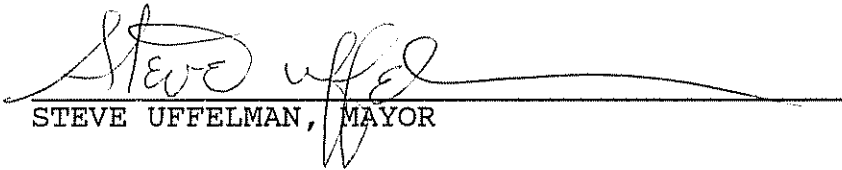
SECOND READING AND PASSING June 11, 1991

AYES 5 NAYS 1

Passed by the City Council
and endorsed by me the 28th
day of May, 1991

SIGNED THIS 11TH DAY
OF June, 1991


HENRY HARTLEY, CITY ADMINISTRATOR/RECORDER


STEVE UFFELMAN, MAYOR