

ORDINANCE NO. 152

AN ORDINANCE AMENDING DUNES CITY ZONING ORDINANCE NO. 50 TO INCORPORATE GENERAL DEVELOPMENT REQUIREMENTS AND STANDARDS FOR PLACEMENT OF MOBILE HOME/MANUFACTURED HOUSING IN RESIDENTIAL DISTRICTS; AND DECLARING AN EMERGENCY.

WHEREAS, Dunes City Ordinance #141 ordained conformance with provisions of ORS Chapter 176, to include manufactured housing which meet the requirements of applicable building codes and standards established by the State of Oregon as of January 1, 1994, as a permitted use in Residential (R-1) Districts; and

WHEREAS, the City wishes to amend the Dunes City Zoning Ordinance to incorporate general development requirements and standards for placement of mobile home/manufactured housing.

NOW, THEREFORE, DUNES CITY ORDAINS AS FOLLOWS:

I. DUNES CITY ZONING ORDINANCE NO. 50 AMENDMENT

SECTION 6: GENERAL DEVELOPMENT REQUIREMENTS AND STANDARDS shall be amended by adding the following subsection to (1) Building and Lot Requirements:

I. Mobile Home/Manufactured Housing and Accessory Placement Standards.

In addition to all applicable general development standards and requirements for Residential (R-1) Districts outlined in Section 6, the following standards shall apply:

1. The manufactured home shall be multi-sectional ("double wide" or wider) and enclose a space of not less than 1,000 square ft.
2. The manufactured home shall be placed on an excavated and back-filled foundation and enclosed at the perimeter such that the manufactured home is located not more than 12 inches above grade.
3. 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.
4. 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 approval authority.

5. The manufactured home shall be certified by the manufacturer to have an exterior thermal envelope meeting performance standards which reduce levels equivalent to the performance standards required of single-family dwellings constructed under the state building code as defined in ORS 455.010
6. The manufactured home shall have a garage or carport constructed of like materials.
7. The manufactured home must be installed in accordance with Oregon Revised Statutes 446.155 through 446.285, Oregon Administrative Rules 814-23-605 and the installation instructions as supplied by the manufacturer.

**II. SEVERABILITY.**

The sections and subsections of this ordinance are severable. The invalidity of one section or subsection shall not affect the validity of the remaining sections or subsections.


**III. EMERGENCY CLAUSE.**

The City hereby declares the adoption of this Ordinance to be an emergency. This Ordinance shall become effective immediately.

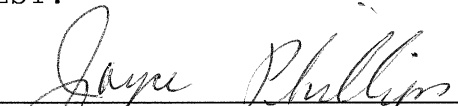
**IV. ADOPTION.**

Adopted unanimously by the City Council of the City of Dunes City, Oregon, this 23rd day of January, 1997.

Ayes: R. Micklewright, R. Petersdorf, D. Jackson, J. Buehler  
Absent: R. Parent                      Nays: None                      Vacancy: 1

  
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Robert B. Ward, Jr., Mayor

ATTEST:

  
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Joyce Phillips, City Recorder