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UMATILLA COUNTY CLERK

94 JUL -7 P 3:33

UMATILLA COUNTY, OREGON
ORDINANCE #94-17

CO-ADOPTING THE CITY OF PILOT ROCK ORDINANCE #431, AMENDING ARTICLE 3 OF ORDINANCE NO. 379, ZONING ORDINANCE, ALLOWING MANUFACTURED HOMES IN ZONES WHERE SINGLE-FAMILY DWELLINGS ARE ALLOWED, AND ADDING ARTICLE 8 INSTALLATION PROCEDURES.

WHEREAS, The City of Pilot Rock adopted Ordinance #431 on April 11, 1994, amending the City Zoning Ordinance; and

WHEREAS, The City has requested the County co-adopt this Ordinance; and

WHEREAS, The Umatilla County Planning Commission reviewed the Ordinance on May 26, 1994 and recommended unanimously that Ordinance #431 be co-adopted; and

WHEREAS, The County Board of Commissioners held a duly-advertised public hearing on June 28, 1994, at which time no opposition was raised; and

WHEREAS, Immediately following their hearing, the Board of Commissioners voted to co-adopt the City of Pilot Rock Ordinance #431.

NOW THEREFORE, be it ordained that the attached City of Pilot Rock Ordinance #431 is hereby co-adopted for the Pilot Rock Zoning Ordinance, which is already co-adopted.

BE IT ALSO ORDAINED that an "emergency" exists in order for these amendments to be applicable immediately, so as to conform to the City's action of May 26, 1994.

UMATILLA COUNTY BOARD OF COMMISSIONERS




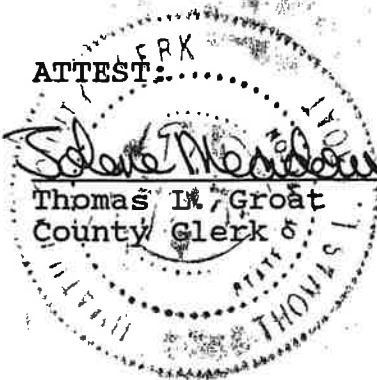
William S. Hansell, Chairman



Glenn Youngman, Vice-Chairman



Emile Holeman, Commissioner

ATTEST:.....

Thomas D. Groat
County Clerk &


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UMATILLA COUNTY
PLANNING COMMISSION

CITY OF PILOT ROCK

ORDINANCE NO. 431

AN ORDINANCE AMENDING ARTICLE 3 OF ORDINANCE NO. 379, ZONING ORDINANCE, ALLOWING MANUFACTURED HOMES IN ZONES WHERE SINGLE FAMILY DWELLINGS ARE ALLOWED AND ADDING ARTICLE 8 INSTALLATION REGULATIONS.

3.10 General Residential Zone, R-1. In an R-1 zone the following uses and their accessory uses are permitted with the issuance of a development permit:

- (1) Single-family dwelling.
- (2) Two-family dwelling.
- (3) Mobile homes subject to Article 7.
- (4) Multi-family dwellings.
- (5) Manufactured homes subject to Article 8.

3.20 Limited Residential Zone, R-2. In an R-2 zone the following uses and their accessory uses are permitted with the issuance of a development permit:

- (1) Single-family dwelling.
- (2) Manufactured homes subject to Article 8.

3.30 Limited Residential-Mobile Home Zone, R-3. In an R-3 zone, the following uses and their accessory uses are permitted with the issuance of a development permit:

- (1) Single-family dwelling.
- (2) Manufactured homes subject to Article 8.

3.40 Farm Residential Zone, R-4. In an R-4 zone the following uses and their accessory uses are permitted with the issuance of a development permit:

- (1) Single-family dwelling.
- (2) Mobile home.
- (3) Farming, not including intensive livestock or poultry operations such as a commercial feedlot or poultry plant.
- (4) Manufactured homes subject to Article 8.

ARTICLE 8. MANUFACTURED HOME INSTALLATION REGULATIONS

8.11 Standards Within A Residential Zone. Within a residential zoning district, a manufactured home placed outside a manufactured home subdivision or a "mobile home park" shall:

- (1) Be multi-sectional ("double-wide" or wider) and enclose a floor area of not less than 1,000 sq. feet.
- (2) Be placed on an excavated and back-filled foundation, enclosed at the perimeter with no more than sixteen (16) inches of the enclosing material exposed above grade. Where the building site has a slope grade, no more than sixteen (16) inches of the enclosing material shall be exposed on the uphill side of the home.

If the manufactured home is placed on a basement, the sixteen (16) inch limitation will not apply.

- (3) Have a roof with a nominal pitch of 3 feet in height for each 12 feet in width.
- (4) Have a garage or carport with exterior materials matching the manufactured home.
- (5) 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 455.010;

(Evidence demonstrating that the manufactured home meets "Super Good Cents" energy efficiency standards is deemed to satisfy the exterior thermal envelope certification requirement. Additional manufacturers certification shall not be required.)

- (6) Not have bare metal siding or roofing.
- (7) Not be sited adjacent to any structure listed on the Register of Historic Landmarks and Districts.

8.20 Required Designs. All single family dwellings within a residential zoning district (except for manufactured homes located within a manufactured home subdivision or "mobile home park") shall utilize at least two of the following design features:

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|---|--------------------------|
| a. dormers; | i. gables; |
| b. recessed entires; | j. covered porch entry; |
| c. cupolas; | k. pillars or posts; |
| d. bay or bow windows; | l. eaves (minimum 6") |
| e. attached garage; | m. tile or shake roof |
| f. window shutters; | n. horizontal lap siding |
| g. a roof with a pitch greater then nominal 3/12; | |

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h. off-sets on building face or roof (minimum 12").

PASSED by the Council and approved by the Mayor this 11 day
of April, 1994.

APPROVED Nancy Lankford

ATTEST Jackie J. Carey

1st reading 3-15-94
2nd reading 4-5-94
3rd reading 4-11-94