

## **18.116.050 Manufactured Homes**

Manufactured Home Classes. For purposes of these regulations, manufactured homes are divided into the following types:

A. A Class A manufactured home shall:

1. Have more than 1,000 square feet of occupied space in a double section or larger multi-section unit;
2. Be placed on a foundation or support system, as specified by the manufacturer. Skirting shall be required;
3. Have wheels, axles and hitch mechanisms removed;
4. Have utilities connected subject to the requirements of the Building Codes Agency and manufacturer's specifications;
5. Bear an insignia of compliance with the Manufactured Housing and Construction and Safety Standards Code as of June 15, 1976;
6. Have roofing materials of a type customarily used on site constructed residences, including wood shakes or shingles, asphalt or fiberglass shingles, corrugated mat finish colored metal and tile materials, but not including high gloss corrugated aluminum or fiberglass panels. The roof pitch shall be a minimum of two over 12; and
7. Have siding materials of a type customarily used on site-constructed residences such as clapboard, horizontal vinyl or aluminum lap-siding, cedar or other wood siding, brick or stone, and not including high gloss finished material, corrugated metal or fiberglass, or metal or plastic panels.

B. A Class B manufactured home shall:

1. Have at least 750 square feet of occupied space in a single, double, expand or multi-section unit;
2. Be placed on a foundation, as specified by the manufacturer. Skirting shall be required;
3. Have wheels, axles and hitch mechanisms removed;
4. Have utilities connected subject to the requirements of the Building Codes Agency and manufacturer's specifications;
5. Bear an insignia of compliance with the Manufactured Housing and Construction and Safety Standards Code as of June 15, 1976;
6. Have roofing materials of a type customarily used on site constructed residences, including wood shakes or shingles, asphalt or fiberglass shingles, corrugated matte finish colored metal and tile materials, but not including high gloss corrugated aluminum or fiberglass panels. The roof pitch shall be a minimum of two over 12; and
7. Have siding materials of a type customarily used on site constructed residences such as clapboard, horizontal vinyl or aluminum lap siding, cedar or other wood siding, brick or stone, and not including high gloss finished material, corrugated metal or fiberglass, or metal or plastic panels.

C. A Class C manufactured home shall:

1. Have at least 576 square feet of occupied space, excluding tipouts and hitches;

2. Be placed on a foundation or support system, as specified by the manufacturer. Skirting shall be required;
3. Bear an insignia of compliance with the Manufactured Housing and Construction and Safety Standards Code as of June 15, 1976, or bear the Oregon Department of Commerce "Insignia of Compliance"; and
4. Have utilities connected subject to the requirements of the Building Codes Agency and manufacturer's specifications.

D. A Class D manufactured home shall:

1. Have more than 320 square feet of occupied space;
2. Be placed on a foundation or support system, as specified by the manufacturer. Skirting shall be required; and
3. Have utilities connected subject to requirements of the Building Codes Agency and manufacturer's specifications.

HISTORY

*Adopted by Ord. 81-042 §1-3 and 4 on 12/3/1981*

*Amended by Ord. 89-004 §§3 and 5 on 3/24/1989*

*Amended by Ord. 91-005 §38-41 on 3/4/1991*

*Amended by Ord. 91-017 §§1-3 and 4 on 4/17/1991*

*Amended by Ord. 91-038 §4 on 9/30/1991*

*Amended by Ord. 93-043 §§19B-E on 8/25/1993*

*Amended by Ord. 2000-033 §7 on 12/6/2000*

*Amended by Ord. 2001-013 §1 on 2/14/2001*

*Amended by Ord. 2004-013 §12 on 9/21/2004*

## **18.116.070 Placement Standards For Manufactured Homes**

- A. As defined in DCC 18.116.050, Class A and B manufactured homes shall be permitted as follows, subject to the requirements of the underlying zone:
1. In the following zones, except where there is a Conventional Housing Overlay Zone (CH): Any EFU zone, MUA-10, F-1, F-2, RR-10, any area zoned as an unincorporated community (as that term is defined herein), RSR-M, RSR-5, and FP as the primary dwelling, and R-I and SM as a caretaker's residence.
  2. In manufactured home parks and subdivisions.
  3. As permitted in DCC 18.116.080 and 18.116.090.
  4. Class A and B manufactured homes are not permitted in any historic district or on any historic site.
- B. Class C manufactured homes shall be permitted as follows:
1. Except as otherwise allowed in DCC 18.116.070, on parcels 10 acres in size or larger.
  2. As a secondary accessory farm dwelling.
  3. In manufactured home parks and manufactured home subdivisions.
  4. As permitted in DCC 18.116.080 and 18.116.090.
  5. As a replacement to an existing non-conforming manufactured home destroyed by fire or other natural act, or as an upgrade to an existing manufactured home.
  6. In the following subdivisions: Rockview II, Tetherow Crossing, Chaparral Estates, Crystal Acres, Hidden Valley Mobile Estates, Johnson Acres, Seven Peaks, Sun Mountain Ranches, Deschutes River Homesites Rimrock Addition, Happy Acres, Rancho El Sereno, Whispering Pines, Bend Cascade View Estates, Raintree, Holmes Acres, La Pine Meadows North, Pine Crest Ranchettes, Dora's Acres, Pierce Tracts, Roan Park, South Forty, Tomes, Crooked River Ranch, Dale Acres, Replat/Hillman, Lake Park Estates, Mary K. Falls Estates.
  7. Class C manufactured homes are not permitted in any historic district or on any historic site.
- C. An exception may be granted by the Planning Director or Hearings Body to allow a Class C manufactured home to be placed in a subdivision which is not listed in DCC 18.116.070(B)(6), where all of the following conditions exist:
1. The manufactured home is specifically designed or has been substantially modified for wheelchair or disabled access (disabled accessible manufactured home).
  2. There are Class C manufactured homes in the subdivision located within one-quarter mile of the lot upon which the manufactured home will be placed.
  3. The disabled accessible manufactured home and lot upon which the manufactured home is to be placed were purchased by the applicant prior to February 22, 1989.
- D. Class D manufactured homes shall be permitted as follows:
1. In manufactured home parks and subdivisions.
  2. As permitted in DCC 18.116.080 and 18.116.090.

3. Class D manufactured homes are not permitted in any historic district or on any historic site.

#### HISTORY

*Adopted by Ord. PL-15 on 11/1/1979*

*Amended by Ord. 81-042 §5 on 12/3/1981*

*Amended by Ord. 89-004 §§3 and 5 on 3/24/1989*

*Amended by Ord. 89-014 §1 on 5/10/1989*

*Amended by Ord. 89-016 §1 on 7/12/1989*

*Amended by Ord. 91-005 §§42 and 43 on 3/4/1991*

*Amended by Ord. 91-020 §1 on 5/29/1991*

*Amended by Ord. 96-003 §8 on 3/27/1996*

*Amended by Ord. 2000-033 §8 on 12/6/2000*