



Attachment H - Conventional Housing Combining Zone Amendments

BACKGROUND & OVERVIEW

The purpose of these amendments is to repeal the Conventional Housing Combining Zone (CHC Zone) from the County's zoning map and zoning code. Deschutes County adopted the CHC in 1979 as part of Ordinance PL-15, the County's Zoning Ordinance. The CHC serves as an overlay district and restricts placement of manufactured or prefabricated homes in specific areas of the County with the following stated purpose:

"To provide a variety of residential environments in rural areas by maintaining areas reserved for conventional and modular housing permanently attached to real property".¹

The CHC applies to three areas – an area to the east of Tumalo, west of Tumalo and east of Bend². In 2020, the County produced a Rural Housing Profile, which outlined several potential strategies for removing barriers to housing production in rural Deschutes County. Repeal of the CHC was listed as a strategy as it would give those properties the potential to provide affordable housing in the form of mobile or manufactured homes, which are less expensive alternatives to stick-built or modular housing.

In addition to this, on March 23, 2022, Oregon House Bill 4064 became effective. The bill amended several sections of Oregon Revised Statute to prohibit local governments from prohibiting siting of prefabricated structures in residential areas where traditional single-family homes or other common dwelling types were allowed. Although the amendments were targeted toward cities and urban growth boundaries, several code provisions also limit the County's ability to limit manufactured prefabricated homes in residential areas.

PROPOSED CHANGES

The CHC is a mapped Combining Zone and removal of the zone from the three aforementioned areas would require:

- 1) Repeal of section 18.92 Conventional Housing Combining Zone from the Deschutes County Code
- 2) Zoning Map Amendment to repeal Conventional Housing Combining Zone

¹ DCC 18.92.010

² https://www.deschutes.org/sites/default/files/fileattachments/community_development/page/16511/housing_profile_-_conventional_housing_combining_zone_map.pdf

Key Amendment Concerns	
Staff Effort/Resources	Low/Medium
Legal Complexity	Medium
Implementation Urgency	Medium/High