

ARTICLE 3.2 – MANUFACTURED DWELLINGS, SINGLE FAMILY, TWO-FAMILY AND APARTMENT BUILDINGS

SECTION 3.2.001 - STANDARDS FOR MANUFACTURED DWELLINGS, SINGLE FAMILY, TWO-FAMILY AND APARTMENT BUILDINGS ON INDIVIDUAL LOTS

This Article establishes placement standards and procedures for placing a manufactured dwelling, single family building, two-family dwelling or apartment building on an individual lot in the HD, RR-1, R-1, R-2, R-3 and R-P Zones; and further establishes design standards for single family dwellings, two-family dwellings, apartment dwellings and manufactured homes.

SECTION 3.2.002 - DWELLING STANDARDS PURPOSE AND INTENT

The purpose of this Article is to provide an opportunity for placement or construction of residences that meet dwelling placement standards on individual lots in the HD, RR-1, R-1, R-2, R-3, and R-P Residential zones, provided that nothing herein shall be construed as abrogating a recorded restrictive covenant.

The provisions contained herein are intended to provide a wider choice of housing types to accommodate the life-styles and economic levels of the projected population. It is further intended that these provisions will foster quality housing that will comply with all City and State regulations and minimize land use conflicts with the surrounding area.

SECTION 3.2.003 - MANUFACTURED DWELLING, SINGLE-FAMILY, TWO-FAMILY, THREE-FAMILY AND APARTMENT BUILDING PLACEMENT STANDARDS ON INDIVIDUAL LOTS

The manufactured dwelling shall adhere to standards A through H and single family, two-family, three-family and apartment buildings shall adhere to standards E through H:

- A. Manufactured dwellings shall be constructed in accordance with the National Manufactured Housing Construction Safety Standards Act of 1974 as amended on August 22, 1981, be multi-sectional (double wide or wider). Single wide manufactured dwellings, including expandable units, pop-outs and tilt-outs shall be allowed in manufactured dwelling parks only, except as provided below. Manufactured dwellings located within manufactured dwelling parks shall not be subject to standards B through H below.

EXCEPTIONS:

1. A single wide manufactured dwelling may be allowed for a Cottage Home (tiny home) in accordance with Article 3.22 of this Code.
 2. A single wide manufactured dwelling may be allowed as an Accessory Dwelling Unit in accordance with Article 5.9 of this Code.
- B. Manufactured dwellings shall be permanently placed on a concrete foundation complying with the minimum set-up standards of the adopted Oregon Manufactured Dwelling Standard and adopted Building Codes.
 - C. Manufactured dwellings shall have exterior siding and roofing with the color, material and appearances similar to the exterior siding and roofing material used on residential dwellings within the neighborhood, or that is similar in appearance to the predominant materials typically used for

single family residential construction. Manufactured dwellings on individual lots shall not have bare (or corrugated) metal siding or roofing.

- D. A manufactured dwelling, single family, two-family, three-family or apartment building shall have all of the following design features when placed outside of a manufactured dwelling park.
1. A roof pitch greater than or equal to a nominal three to twelve (3:12). (The only exception to this rule shall be triple-wide manufactured homes, where a roof pitch of 2½:12 or greater is allowed.)
 2. Covered porch entries. (Only the main or front entrance must be covered. Secondary or rear entrances need not be covered. A covered, recessed entryway (see (F)(10) below) may be substituted for a covered porch to meet this standard.)
 3. Pre-landscaped front yards; if bonding, the bond amount shall not exceed five hundred dollars (\$500) per lot. Building Site Plans shall specify front yard landscaping that will be in place (seeded or installed) prior to occupancy. Plans shall provide for grass or decorative ground cover (bark, decorative rock or vegetative ground cover) and a minimum of one (1) front yard tree in accordance with the standards provided in the Community Forestry Program Guide.
 4. Street trees as required by the Subdivision or Partition Plat approval, if applicable.
 5. At least one (1) covered parking space per dwelling unit.
- E. A manufactured dwelling, single family, two-family or apartment building shall have at least five (5) of the following design features when placed outside of a manufactured dwelling park:
1. Attached garage or covered parking for at least one (1) vehicle per dwelling unit (an attached carport meets this standard; detached covered parking does not).
 2. Bay or bow windows (the provision of one (1) such window per dwelling unit is sufficient).
 3. Dormers (the provision of one [1] such roof feature per dwelling unit is sufficient).
 4. Eaves (minimum twelve inch [12"] projection) (twelve inch [12"] eaves shall be provided on all sides of the building to meet this standard)
 5. Fences, decks and patios (to meet this standard, fencing must be provided along at least twenty-five percent (25%) of the lot circumference; the minimum size for a deck or patio to qualify is sixty-four (64) square feet). Dwellings with one (1) or more listed feature meeting these standards shall be given credit for meeting one (1) or more of the required design standards.
 6. Front porch and entry facing the front property line (entryway can be located on the long or short axis of the dwelling)
 7. Masonry perimeter enclosure at base, such as poured concrete foundation (wood products covered with a treatment to appear as masonry do not qualify)
 8. Off-sets on building face or roof minimum twelve inches (12") (the provision of one such roof or facade feature is sufficient)

9. Pillars or posts (requires at least one pair, decorative or plain, but finished in a manner that is consistent with the dwelling exterior)
 10. Recessed entries (the depth of the recessed entry shall be at least eighteen inches (18") to qualify)
 11. Structural additions to alter the shape of the structure (any feature not listed above that alters the rectangular or square shape of the dwelling will be considered; an attached garage or carport that provides an altered roof line or wall orientation compared to the dwelling complies as well)
 12. Window shutters (shall be provided for all windows to meet this standard)
- F. Plans indicating the requisite number of architectural features will be required upon application to the Community Development Department/Planning Division. No Final Inspection for Occupancy will be approved until compliance is confirmed.
- G. Additions to all dwelling units shall be architecturally compatible with the original building, as determined by the Community Development Director/Planner. Similar siding and roofing materials and colors are required unless the owner can demonstrate support for an alternate treatment from a majority of the property owners within one hundred feet (100').
- H. All dwelling units and accessory buildings shall have fire protection. For all structures located outside of a Fire District, a Fire Protection Agreement with a Fire District shall be established prior to obtaining a Building Permit. The Fire Protection Agreement shall be maintained until such structures are located within a Fire District.
- I. Any exterior lighting installed on a property shall be either shielded or down directed so as to not cast a direct light onto adjacent properties or residences.

SECTION 3.2.004 - MANUFACTURED DWELLING AND SINGLE-FAMILY BUILDING PERMIT PROCEDURES

Prior to applying for and obtaining any permits from the Building Official, the applicant shall submit evidence that the manufactured dwelling or single-family building complies with Section 3.2.003 of this Ordinance in the form and content required by the Community Development Director/Planner.

SECTION 3.2.005 - MANUFACTURED DWELLING PARKS PURPOSE AND INTENT

The purpose of this Section is to permit and encourage the location of single-family manufactured dwellings in manufactured dwelling parks in the high-density residential area; to provide minimum development standards which will enhance the appearance of manufactured dwelling parks within residential neighborhoods and which will help to minimize land use conflicts and to provide a process for Site Plan review in order to ensure compliance with the provisions of this Ordinance.

SECTION 3.2.006 - MANUFACTURED DWELLING PARK GENERAL REQUIREMENTS

- A. A manufactured dwelling park is a Conditional Use in the R-2 Medium Density Residential and R-3 High Density Residential Zones.
- B. A manufactured dwelling park shall be used for manufactured dwellings and their accessory uses and may include or require recreation facilities.

- C. The design for a manufactured dwelling park shall conform to all applicable State manufactured dwelling park standards administered by the Oregon Building Codes Division.
- D. Final Area Development Approval is required by the Oregon Building Codes Division prior to occupancy of a new manufactured dwelling park.
- E. Permits shall be obtained from the Community Development Department/Building Division for placement of manufactured dwellings in manufactured dwelling parks after approval of the park for occupancy. A final inspection of the manufactured dwelling must be approved prior to occupancy.

SECTION 3.2.007 - MANUFACTURED DWELLING PARK APPLICATION REQUIREMENTS AND APPROVAL PROCEDURE

A Site Plan of a proposed manufactured dwelling park shall be filed and approved in accordance with the procedures set forth in Article 8.2 of this Code.

SECTION 3.2.008 - MANUFACTURED DWELLING PARK DESIGN AND IMPROVEMENT STANDARDS

In addition to the Site Plan requirements of Chapter 8, the Site Plan shall include the following:

- A. A manufactured dwelling park shall have a minimum area of two (2) acres.
- B. Each manufactured dwelling space shall have a minimum width of thirty-five feet (35') and a minimum depth of ninety feet (90').
- C. Interior street shall have a minimum width of thirty feet (30') with a sidewalk four feet (4') in width. Interior streets may be reduced to twenty feet (20') in width where no parking is enforced and an equal amount of off-street parking is provided in each block, such parking bays or interior parking lots. Streets and parking areas shall be paved with a minimum of two inches (2") asphalt concrete paving.

Primary vehicular access shall be provided from a dedicated street. Vehicular access to lots fronting on State highways or County or public roads shall be subject to the approval of the agency having responsibility for the public road.

- D. Each manufactured dwelling space shall have at least one (1) nine foot by eighteen foot (9' x 18') paved parking spaces. At least one (1) additional off-street parking space shall be provided for every three (3) manufactured dwelling spaces in the manufactured dwelling park.
- E. A separate recreational play area shall be provided in manufactured dwelling parks that accommodate children under fourteen (14) years of age. Such play area shall be at least two thousand five hundred (2,500) square feet in area, plus one hundred (100) square feet for each manufactured dwelling space under four thousand (4,000) square feet.

Recreational play areas must include at least three (3) of the following improvements, adequate to meet the recreational needs of tenants, and subject to the approval of the Planning Commission:

- 1. Bar-B-Que, pit and picnic tables
- 2. Horseshoe pits
- 3. Hot tub
- 4. Landscaping, including a turf play area
- 5. Playground equipment
- 6. Seating and observation areas

7. Swimming pool
8. Tennis court
9. Volleyball court
10. Any other recreational facility similar in nature to those listed as approved by the Planning Commission

F. A manufactured dwelling park shall include a storage area for accessory equipment such as boats, utility and recreation trailers, park maintenance equipment and the like.

There shall be no outdoor storage of furniture, tools, equipment, building materials, or supplies belonging to the occupants or management of the park.

G. All utilities in the manufactured dwelling park shall be installed underground.

H. A decorative sight obscuring fence in combination with shrubbery landscaping shall be provided along the perimeter public streets and it shall be the continuing responsibility of the manufactured dwelling park owner to provide its permanent maintenance. Such fencing shall be six feet (6') in height, except within the clear vision area at street and driveway intersections where it shall comply with the Clear Vision Area or "Sight Triangle" standards in Section 5.6.002 of this Code.

I. A manufactured dwelling park shall have a sewer and water system approved by the City of La Grande prior to the placement of manufactured dwellings. Engineered plans shall be submitted as part of the Site Plan requirements.

J. All street, sewer, and water connections to City Public Works facilities shall be approved by the City Engineer or Engineering Superintendent.

K. No building or structure shall exceed twenty feet (20') in height.

L. Manufactured dwelling parks shall be landscaped as required in Article 5.6 of this Code.

SECTION 3.2.009 - STANDARDS FOR PLACEMENT OF MANUFACTURED DWELLINGS IN MANUFACTURED DWELLING PARKS

A. A structure that has a Department of Housing and Urban Development label certifying that the structure is constructed in accordance with the National Manufactured Housing Construction and Safety Standards Act of 1974 as amended; and is constructed for movement on the public highways, has plumbing and cooking facilities, is intended for human occupancy, and is intended for use as a residence.

B. Placement of manufactured dwellings shall comply with the regulations of the Oregon Manufactured Dwelling Standard and, except for a structure which conforms to the Oregon Manufactured Dwelling Standard definition of a manufactured dwelling accessory structure, building, or garage, no extension shall be attached to a manufactured dwelling.

C. All perimeter manufactured dwelling spaces within a manufactured dwelling park shall be restricted to double wide manufactured dwellings with a pitched non-metal roof except where such interior spaces abut another manufactured dwelling park or manufactured dwelling subdivision.

D. Manufactured dwellings and any accessory structures in a manufactured dwelling park shall comply with the following minimum setbacks:

1. Fifteen feet (15') between manufactured dwelling and from any park buildings;
 2. Six feet (6') from any detached accessory building, deck, landing, steps, ramp, awning or carport on an adjacent lot and from any garage on the same or adjacent lot;
 3. Three feet (3') from any accessory building on the same lot;
 4. Twenty feet (20') from any abutting public street right-of-way;
 5. Ten feet (10') from the manufactured dwelling park interior property boundary line, except that special setbacks may be required in areas with scenic impact and where the manufactured dwelling park adjoins frame dwelling residential units. The required setback shall be shown on the final Site Plan.
- E. Manufactured dwellings shall have continuous skirting between the manufactured dwelling and the ground and must be installed within thirty (30) days after placement. Skirting shall be of materials approved in the Oregon Manufactured Dwelling Standards.
- F. Manufactured dwellings shall have a minimum gross floor area of five hundred (500) square feet.