

FILED
UMATILLA COUNTY CLERK

UMATILLA COUNTY, OREGON
ORDINANCE #94-15

94 JUL -7 P 3:33

CO-ADOPTING THE CITY OF UMATILLA ORDINANCE #613, AMENDING THE CITY CODE BY ALLOWING MANUFACTURED HOMES ON INDIVIDUAL LOTS WITHIN THE R-1 ZONING DISTRICT AND SETTING STANDARDS FOR MANUFACTURED HOMES PLACED OUTSIDE OF A MANUFACTURED HOME SUBDIVISION OR MOBILE HOME PARK.

WHEREAS, The City of Umatilla adopted Ordinance #613 on February 1, 1994, amending the City Code (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 #613 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 Umatilla Ordinance #613;

NOW THEREFORE, be it ordained that the attached City of Umatilla Ordinance #613 is hereby co-adopted as an amendment to the City Code (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.

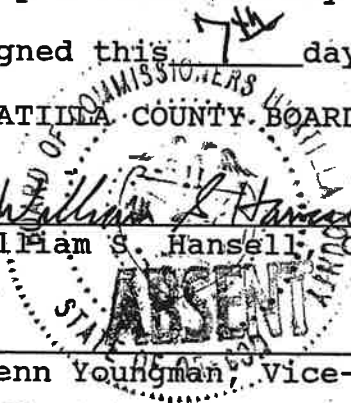
Signed this 7th day of July, 1994.

UMATILLA COUNTY BOARD OF COMMISSIONERS

William S. Hansell
William S. Hansell, Chairman

Glenn Youngman
Glenn Youngman, Vice-Chairman

Emile M. Holeman
Emile Holeman, Commissioner



ORDINANCE NO. 613

AN ORDINANCE AMENDING SECTION 10-3B-1 OF THE UMATILLA CITY CODE BY ALLOWING MANUFACTURED HOMES ON INDIVIDUAL LOTS WITHIN THE R-1 ZONING DISTRICT AND SETTING STANDARDS FOR MANUFACTURED HOMES PLACED OUTSIDE OF A MANUFACTURED HOME SUBDIVISION OR MOBILE HOME PARK.

WHEREAS, Oregon Laws 1993, Chapter 184 requires that "within urban growth boundaries each city and county shall amend its comprehensive plan and land use regulations for all land zoned for single-family residential uses to allow for siting of manufactured homes as defined in ORS 446.003(25)(a)(C); and

WHEREAS, this matter has been reviewed by the city planning commission, now therefore,

THE CITY OF UMATILLA DOES ORDAIN AS FOLLOWS:

Section 1. Section 10-3B-1 of the Umatilla City Code is amended to read as follows:

10-3B-1: **USES PERMITTED:** In an R-1 Zone, the following uses and their accessory uses are permitted:

One single-family detached dwelling structure on each lot, including a manufactured home. (Ord. 554, 4/17/89; Ord. 613, 2/1/94)

Public park, playground or recreation area and buildings used in connection therewith. (Ord. 554, 4/17/89)

Within the R-1 Zone, a manufactured home placed outside of a manufactured home subdivision or a "mobile home park" shall:

A. be multi-sectional ("double wide" or wider) and enclose an area of not less than 1,000 square feet;

B. 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;

C. have a roof with a nominal pitch of at least three feet in height for each 12 feet in width;

D. 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;

E. have a garage or carport with exterior materials matching the manufactured home;

F. 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 manufacturer certification shall not be required.) and

G. not be sited adjacent to any structure listed on the Register of Historic Landmarks and Districts.

Section 2. Enacting information. First reading was on February 1, 1994, and was read in full or X by title only. The second reading was on February 1, 1994, and was read in full or by title only.

PASSED AND ADOPTED THIS 1st day of February, 1994,

Voting yes, Council Members: Alan Burk, Sandi Finck
Graig Gunsolley and Virginia Green

Voting no, Council Members:

Absent, Council members: Mary Dedrick and Floyd Mathews

Abstaining, Council Members:

AND SIGNED BY THE MAYOR THIS 1st DAY OF February, 1994.

George Hash

GEORGE HASH, MAYOR

ATTEST:

Linda Gettmann

Linda Gettmann, City Recorder