

4-24-96

17-47851

BEFORE THE MORROW COUNTY COURT OF MORROW COUNTY

AN ORDINANCE AMENDING THE MORROW COUNTY ZONING ORDINANCE, SECTION 3.050(3), SETTING FORTH STANDARDS FOR SITING MANUFACTURED HOMES IN THE SUBURBAN RESIDENTIAL, ONE-ACRE ZONE, RELATIVELY TO AREAS NOT LOCATED WITHIN AN URBAN GROWTH BOUNDARY.....)

ORDINANCE NO. MC-C-4-96

WHEREAS, ORS 203.035 authorizes Morrow County to exercise authority within the County over matters of County concern; and WHEREAS, a request was filed by residents of the SR-1 Zone to adopt standards for siting manufactured homes in the Suburban Residential Zone outside an urban growth boundary; and WHEREAS, the Morrow County Court has reviewed the recommendation for approval by the Morrow County Planning Commission; and WHEREAS, the Morrow County Planning Commission held public hearings on January 29, 1996 at Irrigon, Oregon and March 25, 1996 at Irrigon, Oregon;

NOW, THEREFORE THE COUNTY COURT OF MORROW COUNTY ORDAINS AS FOLLOWS:

SECTION 1. TITLE OF ORDINANCE.

This ordinance shall be known, and may be cited, as "The Manufactured Home Standards in SR-1 Zone Not Within Urban Growth Boundary Ordinance."

SECTION 2. TEXT AMENDMENT.

The text of the Morrow County Zoning Ordinance shall be amended to include the following in Section 3.050(3):

- G. Within an SR-1 zoning district located outside an urban growth boundary, 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 a floor area of not less than 1,000 square feet; b. 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 sloped 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 base-

ment, the sixteen (16) inch limitation will not apply.

- c. have a roof with a nominal pitch of three (3) feet in height for each twelve (12) feet in width;
- d. have a garage or carport with exterior materials matching the manufactured home;
- e. 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 be required);
- f. not have bare metal siding or roofing.
- g. Single-wide mobile homes that existed on or before April 24, 1996 shall not be subject to this section, (i.e., single-wide mobile homes will be "grandfathered" for the purposes of this section; single-wide mobile homes must meet all other requirements of Section 4.110 Minimum Standards for a Mobile Home.

SECTION 3. EFFECTIVE DATE.

This ordinance shall become effective 90 days after the date of its adoption by the Morrow County Court.

DATE OF FIRST READING: April 10, 1996

DATE OF SECOND READING: April 24, 1996

DONE AND ADOPTED BY THE MORROW COUNTY COURT THIS 24th DAY OF April, 1996.

ATTEST



Barbara B. Bagshaw
County Clerk

MORROW COUNTY COURT

Louis A. Carlson
Louis A. Carlson, Judge

R.J. French
R.J. French, Commissioner

APPROVED BY COUNCIL:

Valerie B. Blodgett
County Counsel

Donald C.J. McElligott
Commissioner

CITY OF IRRIGON, OREGON RESIDENT ZONING











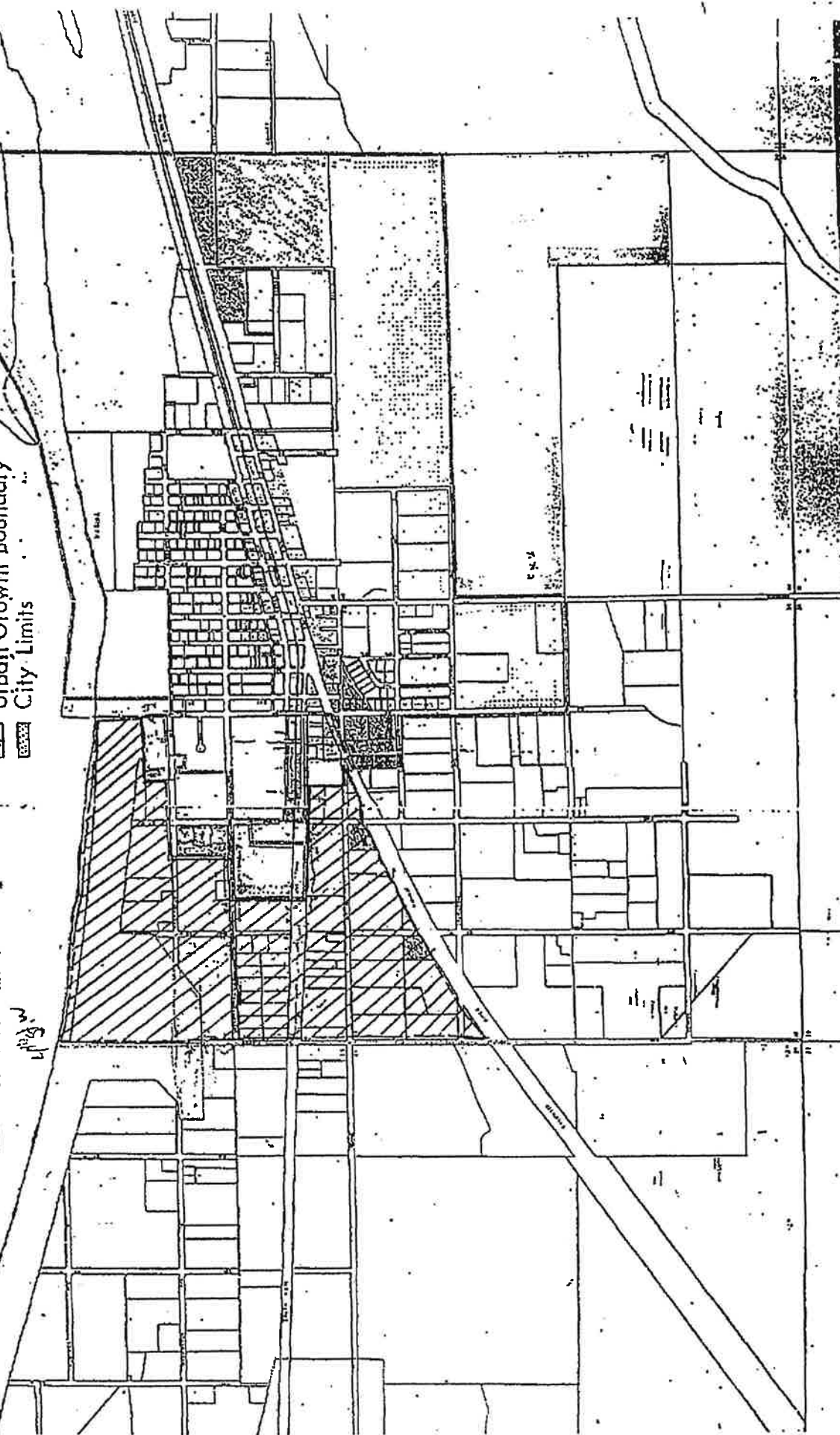
SR-1 ZONE (NW-1 AREA)



EXHIBIT "A" MC

COLUMBIA RIVER

- LEGEND**
-  R-1 GENERAL RESIDENTIAL
 -  R-2 LIMITED RESIDENTIAL
 -  COMMERCIAL ZONE
 -  Light Industrial
 -  SOURCE
 -  City Zoning Map
 -  Urban Growth Boundary
 -  City Limits



STATE OF OREGON

County of Morrow

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I certify that this instrument was received and recorded in the book of records of said county.

BARBARA BLOODSWORTH
Morrow County Clerk

by: *Shirley McCall* Deputy.

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RCPT: 527

4/25/96 9:40 AM

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