

AN ORDINANCE AMENDING ORDINANCE NO. 271 PROVIDING
CHANGES IN THE ZONING ORDINANCE TO THE MOBILE HOME,
SINGLE-FAMILY, AND TWO-FAMILY DWELLING DEFINITIONS.

WHEREAS, Pursuant to Section 12.050 of the City Zoning Ordinance a public hearing was held on August 24, 1982 at which the Common Council made the following findings:


1. Revisions to the Comprehensive Plan will result in a thorough revision of all implementing ordinances.
2. Mobile homes are determined not to be a needed housing type in Troutdale.
3. Single-family and Two-family dwelling units constructed per the "Uniform Building Code" standards differ from mobile homes constructed per "Housing and Urban Development" standards.
4. Some confusion currently exist which creates a hardship on all those involved in the land development process.
5. The changes as shown in the attached pages, referred to as Exhibit "A", will resolve the aforementioned concerns and are consistent with the City's recently revised Comprehensive Plan.
6. Exhibit "A" has been reviewed _____ by the Troutdale Planning Commission.
7. Exhibit "A" is consistent with the remaining portions of the Zoning Ordinance text.
8. There has been opportunity for citizen review and comment.
9. The changes are in the public interest.

NOW, THEREFORE BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF TROUTDALE, THAT:

The Zoning Ordinance text be changed as shown in the attached Exhibit "A".

YEAS 5

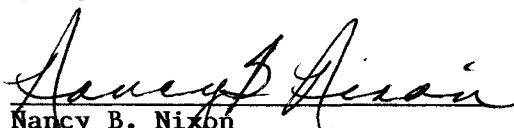
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Robert M. Sturges, MAYOR

Date Signed: 8-25-82

ATTEST:



Nancy B. Nixon
FINANCE DIRECTOR/CITY RECORDER

EXHIBIT "A"

Section 3.025. Dwelling, Duplex or Two-family:

A building (EXCLUDING MOBILE HOMES) designed exclusively for occupancy by two (2) families living independently of each other.

Section 3.026. Dwelling, One-family or Single-family: A detached building (EXCLUDING MOBILE HOMES) designed for the occupancy by one (1) family.

Section 3.057. Mobile Home:

~~A detached single family dwelling unit with the following characteristics:~~

- ~~a) A factory built home designed to be transported after fabrication on its own wheels or detachable wheels.~~
- ~~b) A dwelling unit which is designed for long term occupancy once the mobile home is installed on a site.~~

A STRUCTURE CONSTRUCTED FOR MOVEMENT ON THE PUBLIC HIGHWAYS, THAT HAS SLEEPING, COOKING, AND PLUMBING FACILITIES, IS INTENDED FOR HUMAN OCCUPANCY AND IS BEING USED FOR RESIDENTIAL PURPOSES.