

ORDINANCE NO. 589-O

ORDINANCE OF THE CITY OF TROUTDALE AMENDING  
CHAPTER 3 OF THE TROUTDALE DEVELOPMENT CODE  
(ADOPTED BY ORD. 491-O) ALLOWING MANUFACTURED  
DWELLINGS AS INFILL DEVELOPMENT WITHIN THE R-5  
ZONING DISTRICT

WHEREAS, The City of Troutdale may adopt planning and zoning regulations to promote the general welfare, and

WHEREAS, ORS 197.295-313 recognizes manufactured dwellings as needed affordable housing in metropolitan areas of the State, and

WHEREAS, ORS 197.307 requires Troutdale to zone sufficient buildable lands to accommodate the need for manufactured dwellings on individual lots in single family subdivisions, and

WHEREAS, The Planning Commission conducted work sessions on September 18, 1991, October 16, 1991, and November 20, 1991, and

WHEREAS, The Citizens Advisory Committee met and discussed this issue on April 7, 1992, and forwarded a recommendation for adoption to the Planning Commission, and

WHEREAS, Planning Department staff developed a Needs Analysis for manufactured dwellings on individual lots in the winter of 1991-1992. This Needs Analysis was guided by a technical bulletin provided by the Department of Land Conservation and Development (DLCDD), and

WHEREAS, The Needs Analysis indicates that the need for manufactured dwellings on single family lots in the City of Troutdale may be accommodated within the R-5 single family zoning district classification, and

WHEREAS, ORS 197.307 allows a City to impose additional development standards or architectural requirements, and

WHEREAS, The Planning Commission held a public hearing to consider the proposed amendments on October 21, 1992 and has forwarded a recommendation for approval to the City Council, and

WHEREAS, Manufactured dwellings may not be required to meet State Structural Specialty Code requirements:

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

Chapter 3, Section 3.042, as amended, be adopted as follows:

3.040 SINGLE-FAMILY RESIDENTIAL. R-5

3.041 Purpose. This district is intended primarily for single-family dwellings in a medium density residential neighborhood environment.

3.042 Permitted Uses. The following uses and their accessory uses are permitted in an R-5 district:

- A. Single-family dwellings including zero lot line homes.
- B. Single-family attached duplex dwellings when each dwelling unit is situated on an adjoining but separate lot of record, provided the base density is not exceeded.
- C. Manufactured home subdivisions and planned developments.
- D. Manufactured homes on individual lots of record (see Section 3.045 for additional requirements).
- E. Residential Home (ORS 197.660 [2]; ORS 443.400-443.825).
- F. Parks and playgrounds.
- G. Utility Facilities, minor.
- H. Other uses similar in nature to those listed above.

3.043 Conditional Uses. The following uses and their accessory uses are permitted as conditional uses in an R-5 district.

- A. Day care centers.
- B. Golf courses (excluding miniature golf courses or driving ranges).
- C. Nursing homes and homes for the aged.

- D. Community service uses.
- E. Utility Facilities, major.
- F. Other uses similar in nature to those listed above.

3.044 Lot Size And Dimensional Standards.

A. Lot Size, Width, Depth and Frontage

1. Minimum Lot Area: 5,000 square feet for a single-family detached, attached or zero lot line dwelling; 8,000 square feet for a two-family dwelling structure.
2. Minimum Average Lot Width: Fifty (50) feet and fifty (50) feet wide at the building line for single-family detached dwellings. For single-family attached and zero lot line dwellings: Forty (40) feet and forty (40) feet wide at the building line.
3. Minimum Average Lot Depth: Seventy (70) feet.
4. Minimum Lot Frontage: Twenty (20) feet.

B. Setbacks

1. Front Yard Setback: Minimum of twenty (20) feet.
2. Side Yard and Street Side Yard Setback: Minimum of five (5) feet and ten (10) feet on corner lots abutting a street. For single-family attached dwellings, common walls shall be located on the common property line with each dwelling situated on its own lot.
3. Rear Yard Setback: Minimum of fifteen (15) feet.
4. Projections into Setbacks: See Chapter 5.020.
5. Accessory Buildings in Setback Areas: See Chapter 5.010.

C. Height Limitation. The maximum height of a structure shall be thirty-five (35) feet.

3.045 Manufactured Dwelling (infill) Requirements

1. The manufactured home shall conform with the standards of the State of Oregon codes for manufactured home construction.
2. The manufactured home shall be multi-sectional and enclose a space of not less than 1,000 square feet.
3. The manufactured home shall be placed on, and attached to, an excavated and backfilled foundation and enclosed at the perimeter such that the manufactured home is located not more than 12 inches above grade.
4. The manufactured home shall have a pitched roof with a nominal slope of at least three (3) feet in height for each twelve (12) feet in width.
5. The manufactured home shall have exterior siding and roofing that in color, material and appearance is similar to the exterior siding and roofing material.
6. The manufactured home shall be certified by the manufacturer to have an exterior thermal envelope meeting performance standards specified in State law for single family dwellings constructed under the Oregon State Structural Specialty Code.
7. The manufactured home shall have a garage or carport with exterior materials matching the manufactured home.

3.046 Additional Requirements.

- A. Design Review and landscaping is required for all uses except single-family residential uses.
- B. All lots in this district shall have frontage or approved access to public street, public water and public sewer before construction shall be permitted.

- C. Off-street parking spaces shall be provided in accordance with the requirements of Chapter 9.

PASSED BY THE COMMON COUNCIL OF THE CITY OF TROUTDALE THIS  
12 DAY OF JANUARY, 1993.

YEA: 5  
NAYS: 0  
ABSTAINED: 0

Gene Bui  
Gene Bui, Mayor

Dated: January 13, 1993

ATTEST:

Valerie J. Raglione  
Valerie J. Raglione, CMC  
City Recorder

