

A BILL FOR AN ORDINANCE AMENDING ) ORDINANCE BILL NO. 27  
ZONE TEXT REGARDING MANUFACTURED ) For 1990  
HOUSING ON INDIVIDUAL LOTS AND )  
AND DECLARING AN EMERGENCY ) ORDINANCE NO. 2092

WHEREAS, the 65th Oregon Legislative Assembly in its 1989 regular session has enacted House Bill 2863 requiring local jurisdictions to analyze needed housing with respect to enacting placement standards for manufactured homes located outside mobile home parks and manufactured home subdivisions; and

WHEREAS, the City of Lebanon has analyzed current and future needs for the placement of low cost housing, to-wit: manufactured homes on individual lots located within the City of Lebanon; and

WHEREAS, the Planning Commission of the City of Lebanon has met on the 5th day of December, 1990, and conducted public hearings regarding such placement standards and other zone text amendments, and having considered the testimony of witnesses and the discussion of the Planning Commission, the Planning Commission has recommended to the City Council certain manufactured home placement standards and other zone text amendments; and

WHEREAS, after due notice, the City Council of the City of Lebanon has conducted public hearings on the 12th day of December, 1990, and having considered the testimony adduced at the public hearing, and being fully advised; and

WHEREAS, the City Council of the City of Lebanon has considered the present and future housing needs for low cost housing within the City of Lebanon and the further public interest of the citizens of the City of Lebanon;

NOW, THEREFORE, the people of the City of Lebanon do ordain as follows:

**Section 1.** The following definition is hereby added to the Lebanon Municipal Code at Section 17.04.345:

Manufactured Home - A single-family dwelling or structure with a Department of Housing and Urban Development (HUD) label certifying that the structure is constructed in accordance with the National Manufactured Housing Construction and Safety Standards Act of 1974, as amended on August 22, 1981.

**Section 2.** There is hereby added to the Lebanon Municipal Code, Chapter 17.13, to be known as Manufactured Home Placement Standards, and to read as follows:

The following standards apply to the placement of manufactured homes on individual lots in residential zones outside of mobile home parks and manufactured home subdivisions. All manufactured homes on individual lots and residential zones shall:

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

B. Have a backfill-style foundation or skirting of pressure treated wood, masonry, or continuous concrete footing wall construction complying with the minimum set-up standards of the adopted State Administrative Rules for Manufactured Dwellings, Chapter 918, such that the manufactured home is located not more than 12 inches above finished grade;

C. Have a roof with a nominal pitch of three feet in height for each twelve feet in width;

D. Not have bare metal siding or roofing;

E. Be certified by the manufacturer to have external thermal envelopes meeting the performance standards specified by State law for single-family dwellings constructed under the State Building Code;

F. Have a garage or carport with exterior materials matching the residential unit; and

G. Be subject to all other applicable Zoning Ordinance and Municipal Code requirements that apply to single-family dwellings in residential zones.

**Section 3.** Inasmuch as the provisions of this Ordinance are necessary for the immediate preservation of the peace, health, and safety of the people of the City of Lebanon, an emergency is hereby declared to exist, and this Ordinance shall be in full force and effect immediately upon its passage by the Council and approval by the Mayor.

Passed by the Council of the City of Lebanon by a vote of 5 for and 0 against, and approved by the Mayor this 12th day of December, 1990.

  
MAYOR

ATTEST:

  
City Recorder