

HOUSE AMENDMENTS TO HOUSE BILL 4064

By COMMITTEE ON HOUSING

February 10

1 On page 1 of the printed bill, delete lines 11 through 25.

2 On page 2, delete lines 1 through 19 and insert:

3 “**SECTION 1.** ORS 197.314 is amended to read:

4 “197.314. (1) [*Notwithstanding ORS 197.296, 197.298, 197.299, 197.301, 197.302, 197.303, 197.307,*
5 *197.312 and 197.313, within urban growth boundaries each city and county shall amend its compre-*
6 *hensive plan and land use regulations for all land zoned for single-family residential uses to allow for*
7 *siting of manufactured homes as defined in ORS 446.003. A local government may only subject the*
8 *siting of a manufactured home allowed under this section to regulation as set forth in ORS 197.307*
9 *(8).] **Notwithstanding any other provision in ORS 197.286 to 197.314, within an urban growth***
10 **boundary, a local government shall allow the siting of manufactured homes and prefabricated**
11 **structures on all land zoned to allow the development of single-family dwellings.**

12 “[*(2) Cities and counties shall adopt and amend comprehensive plans and land use regulations*
13 *under subsection (1) of this section according to the provisions of ORS 197.610 to 197.651.]*”

14 “[*(3) (2) [Subsection (1) of] This section does not apply to any area designated in an acknowl-*
15 *edged comprehensive plan or land use regulation as a historic district or residential land imme-*
16 *diately adjacent to a historic landmark.*”

17 “[*(4) Manufactured homes on individual lots zoned for single-family residential use in subsection*
18 *(1) of this section shall be in addition to manufactured homes on lots within designated manufactured*
19 *dwelling subdivisions.]*”

20 “**(3) Manufactured homes and prefabricated structures allowed under this section are in**
21 **addition to manufactured dwellings or prefabricated structures allowed within designated**
22 **manufactured dwelling subdivisions.**”

23 “**(4) A local government may not subject manufactured homes or prefabricated struc-**
24 **tures within an urban growth boundary, or the land upon which the homes or structures are**
25 **sited, to any applicable standard that would not apply to a detached, site-built single-family**
26 **dwelling on the same land, except:**”

27 “**(a) As necessary to comply with a protective measure adopted pursuant to a statewide**
28 **land use planning goal; or**”

29 “**(b) To require that the manufacturer certify that the manufactured home or prefabri-**
30 **cated structure has an exterior thermal envelope meeting performance standards which re-**
31 **duce levels equivalent to the performance standards required of single-family dwellings**
32 **constructed under the Low-Rise Residential Dwelling Code as defined in ORS 455.010.**”

33 “**(5) Within any residential zone inside an urban growth boundary where a manufactured dwell-**
34 **ing park is otherwise allowed, a city or county [shall] may not adopt[, by charter or ordinance,] a**
35 **minimum lot size for a manufactured dwelling park that is larger than one acre.**”

1 “(6) A city or county may adopt the following standards for the approval of manufactured homes
2 located in manufactured dwelling parks that are smaller than three acres:]

3 “(a) The manufactured home shall have a pitched roof, except that no standard shall require a
4 slope of greater than a nominal three feet in height for each 12 feet in width.]

5 “(b) The manufactured home shall have exterior siding and roofing that, in color, material and
6 appearance, is similar to the exterior siding and roofing material commonly used on residential
7 dwellings within the community or that is comparable to the predominant materials used on sur-
8 rounding dwellings as determined by the local permit approval authority.]

9 “[(7)] (6) This section [shall] **may** not be construed as abrogating a recorded restrictive
10 covenant.”.

11 On page 5, delete lines 16 and 17 and insert:

12 “(5) ‘Prefabricated structure’ means a prefabricated structure, as defined in ORS 455.010, that
13 is relocatable, more than eight and one-half feet wide and designed for use as a single-family dwell-
14 ing.”.

15 On page 6, delete lines 6 through 8 and insert:

16 “(c) Construct an improvement that cannot be reasonably removed and owned by the tenant at
17 the termination of the tenancy, except for porches, stairs, decks, awnings, carports, sheds or land-
18 scaping on the site or any other improvements necessary for the safe and lawful installation of the
19 manufactured dwelling.”.

20 Delete lines 23 and 24 and insert:

21 “(B) A prefabricated structure, as defined in ORS 455.010, that is relocatable, more than eight
22 and one-half feet wide and designed for use as a single-family dwelling.”.

23 On page 7, delete lines 41 and 42 and insert:

24 “(b) A prefabricated structure, as defined in ORS 455.010, that is relocatable, more than eight
25 and one-half feet wide and designed for use as a single-family dwelling.”.