

Requested by Representative MARSH

**PROPOSED AMENDMENTS TO  
HOUSE BILL 4064**

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

15 “[*(2) Cities and counties shall adopt and amend comprehensive plans and*  
16 *land use regulations under subsection (1) of this section according to the pro-*  
17 *visions of ORS 197.610 to 197.651.]*

18 “[*(3)*] **(2)** [*Subsection (1) of*] This section does not apply to any area des-  
19 igned in an acknowledged comprehensive plan or land use regulation as a  
20 historic district or residential land immediately adjacent to a historic land-  
21 mark.

1       “[(4) *Manufactured homes on individual lots zoned for single-family resi-*  
2 *dential use in subsection (1) of this section shall be in addition to manufac-*  
3 *tured homes on lots within designated manufactured dwelling subdivisions.*]

4       “(3) **Manufactured homes and prefabricated structures allowed un-**  
5 **der this section are in addition to manufactured dwellings or prefab-**  
6 **ricated structures allowed within designated manufactured dwelling**  
7 **subdivisions.**

8       “(4) **A local government may not subject manufactured homes or**  
9 **prefabricated structures within an urban growth boundary, or the land**  
10 **upon which the homes or structures are sited, to any applicable**  
11 **standard that would not apply to a detached, site-built single-family**  
12 **dwelling on the same land, except:**

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

15       “(b) **To require that the manufacturer certify that the manufac-**  
16 **tured home or prefabricated structure has an exterior thermal envel-**  
17 **ope meeting performance standards which reduce levels equivalent to**  
18 **the performance standards required of single-family dwellings con-**  
19 **structed under the Low-Rise Residential Dwelling Code as defined in**  
20 **ORS 455.010.**

21       “(5) **Within any residential zone inside an urban growth boundary where**  
22 **a manufactured dwelling park is otherwise allowed, a city or county [shall]**  
23 **may not adopt[, by charter or ordinance,] a minimum lot size for a manu-**  
24 **factured dwelling park that is larger than one acre.**

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

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

1       “(b) *The manufactured home shall have exterior siding and roofing that,*  
2 *in color, material and appearance, is similar to the exterior siding and roofing*  
3 *material commonly used on residential dwellings within the community or that*  
4 *is comparable to the predominant materials used on surrounding dwellings as*  
5 *determined by the local permit approval authority.*”]

6       “[(7)] **(6)** This section [shall] **may** not be construed as abrogating a re-  
7 corded restrictive covenant.”.

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

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

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

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

18       Delete lines 23 and 24 and insert:

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

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

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

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