

ORDINANCE NO. 1663

(Amending Section 17.03.010 of the
Zoning Ordinance, Urban Low Density Residential)

The City of Hood River ordains as follows:

Section 17.03.010 of the Zoning Ordinance, Urban Low Density Residential (R-1) is hereby amended to include (A) (2), as follows:

A. Permitted Uses:

1. Single-family dwellings and accessory structures.
- 2. Manufactured homes meeting the following criteria:**

The following standards apply to manufactured homes on individual lots or parcels in the R-1 Zone:

1. The manufactured home shall be multi-sectional and enclose a space of not less than 1,000 square feet.
2. The manufactured home shall be placed on an excavated and back-filled foundation and enclosed at the perimeter such that no more than 12 inches of the enclosing material is exposed above grade. Where the building site has a sloped grade, no more than 12 inches of the enclosing material shall be exposed on the uphill side of the home. If the manufactured home is placed on a basement, the 12 inch limitation will not apply.
3. The manufactured home shall have a pitched roof with a slope of not less than a nominal three (3) feet in height for each 12 feet in width.
4. The manufactured home shall have exterior siding and roofing which in color, material, and appearance, is similar to the exterior siding and roofing material commonly used on new residential dwellings within the community.
5. The manufactured home shall be certified by the manufacturer to have an exterior thermal envelope meeting performance standards that will reduce heat loss to levels equivalent to the heat loss performance standards required of single-family dwellings constructed under the State Building Code.
6. All units shall have a minimum eave extension of six (6) inches.
7. Manufactured homes shall utilize at least five (5) of the following design features to provide visual relief:

1. Dormers
2. Gables
3. Recessed entries
4. Covered porch entries
5. Cupolas
6. Bay or bow windows
7. Garage
8. Window shutters
9. Skylights
10. Attached deck
11. Off-sets on building face or roof (minimum 16 inches)
12. Roof pitch of 5/12 feet or greater
13. Minimum eave extension of twelve (12) inches, including gutters

Except as amended herein, Section 17.03.010 of the Zoning Ordinance shall remain in full force and effect.

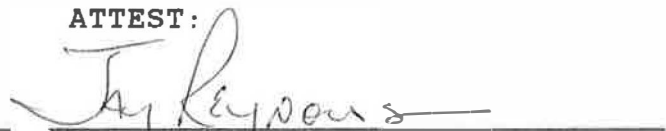
Read for the first time: June 22, 1992.

Read for the second time and adopted by the Council of the City of Hood River on June 22, 1992.

ATTEST:



Glenn P. Taylor, Jr., Mayor



Jay Reynolds, City Recorder