

ORDINANCE NO. 1-96

AN ORDINANCE FOR MANUFACTURED HOMES ON INDIVIDUAL LOTS

The City of Grass Valley does ordain as follows:

1. Within the Residential-Agricultural Zone "R-A," a manufactured home subdivision or a "mobile home park" shall:
 - a. be multi-sectional (double wide or wider) and enclose a floor area of not less than 1,000 square feet;
 - b. be placed on an excavated and back-filled foundation, enclosed at the perimeter with no more than sixteen (16) inches of the enclosing material exposed above grade. Where the building site has a sloped grade, no more than sixteen (16) 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 sixteen (16) inch limitation will not apply;
 - c. have a roof with a nominal pitch of three (3) feet in height for each twelve (12) feet in width;
 - d. be certified by the manufacturer to have an exterior thermal envelope meeting performance standards which reduce heat loss to levels equivalent to the performance standards required of single family dwellings constructed under the state building code as defined in ORS 455.010; (Evidence demonstrating that the manufactured home meets "Super Good Cents" energy efficiency standards is deemed to satisfy the exterior thermal envelope certification requirement. Additional manufacturers certification shall not be required.)
 - e. not have bare metal siding or roofing; and
 - f. not be sited adjacent to any structure listed on the Register of Historic Landmarks and Districts.

2. All single family dwellings located within the Residential and Residential-Agricultural zoning district (except for manufactured homes located within a manufactured home subdivision or a "mobile home park") shall utilize at least two of the following design features:

a. dormers;	i. gables;
b. recessed entries;	j. covered porch entry;
c. cupolas;	k. pillars or posts;
d. bay or bow windows;	l. eaves (minimum 6");
e. attached garage;	m. tile or shake roof
f. window shutters;	n. horizontal lap siding.
g. a roof with a pitch greater than nominal 3/12;	
h. off-sets on building face or roof (minimum 12").	

3. That whereas conditions in the City of Grass Valley are such that this Ordinance is necessary for the immediate preservation of the public health, peace and safety, an emergency is hereby declared to exist, and this Ordinance shall take effect and be in full force and effect after its approval by the Mayor.

ADOPTED by the Council of Grass Valley, Oregon, this 8 day of ~~December, 1995~~, by the following vote:

January 1996
Yeas 5
Nays 0
Absent 1
Abstaining 0

Read the first time: 8 January, ~~1995~~ 1996

Read the second time by title only: 8 January, ~~1995~~ 1996

Mayor
MAYOR

Attest:

Brenda J. Padgett
Recorder

3rd E Market

lot 600 E 100