

cc: Planning  
429-44  
91-020

1 **BEFORE THE BOARD OF COMMISSIONERS**

2 **FOR LINCOLN COUNTY, OREGON**

3 **ORDINANCE # 331**

4  
5 **Relating to land use; amending LCC 1.1315; and declaring an emergency.**

6  
7 The Lincoln County Board of Commissioners ordains as follows:

8 **SECTION 1.**

9 LCC 1.1315 is amended to read:

10 **1.1315 Residential Zone R-1-A**

11 In an R-1-A zone the following regulations shall apply:

12 **(1) Uses Permitted Outright:**

13 The following uses and their accessory uses are permitted subject to the applicable  
14 provisions of LCC 1.1401 to 1.1499, 1.1501 to 1.1599, and 1.1901 to 1.1999:

15 (a) A use permitted outright in the R-1 zone, but excluding *[mobile homes and]*  
16 duplexes on corner lots.

17 **(2) Conditional Uses Permitted:**

18 The following uses may be permitted subject to the applicable provisions of LCC  
19 1.1401 to 1.1499, 1.1501 to 1.1599, 1.1601 to 1.1699, and 1.1901 to 1.1999:

20 (a) A use permitted as a conditional use in the R-1 zone, excluding single-wide  
21 *[mobile homes] manufactured dwellings* and bed and breakfast inns.

22 **(3) Standards:**

23 Except as provided in LCC 1.1401 to 1.1499, 1.1501 to 1.1599, 1.1601 to 1.1699,  
24 and 1.1901 to 1.1999, *[all standards which appear in the R-1 zone shall apply]* the  
25 **following standards shall apply:**

Lincoln County Legal Counsel  
Lincoln County Courthouse  
225 W. Olive Street  
Newport, Oregon 97365  
Phone: 265-6611, Ext. 2308

NOTE: Matter in boldfaced type in an amended section is new; matter *[italic and bracketed]* is existing ordinance to be omitted.

1           **(a) Dimensional Standards:**

2           Standards for lot size and dimensions, yards, special setbacks, building height  
3 and lot coverage for the R-1 zone shall apply.

4           **(b) Standards for Manufactured Dwellings:**

5           Manufactured dwellings placed in the R-1-A zone shall be subject to the  
6 following standards:

7           **(A) The manufactured dwelling shall be multi-wide and shall enclose a floor  
8 area of not less than 1000 square feet.**

9           **(B) The manufactured dwelling shall be placed on a permanent foundation,  
10 fully enclosed at the perimeter.**

11           **(C) The manufactured dwelling shall have a roof with a nominal pitch of  
12 three feet in height for each twelve feet in width.**

13           **(D) The manufactured dwelling shall have no unpainted or uncoated metal  
14 siding.**

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1                    **SECTION 2.**

2                    This Ordinance being necessary for the immediate preservation of the public  
3 peace, health and safety, an emergency is declared to exist and this Ordinance shall take  
4 effect upon its passage.

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6                    DATED this 27th day of April, 1994.


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8                    LINCOLN COUNTY BOARD OF COMMISSIONERS

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10                    \_\_\_\_\_  
11                    DON LINDLY, Chair

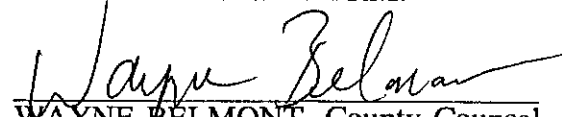
12                      
13                    \_\_\_\_\_  
14                    JEAN COWAN, Commissioner

15                      
16                    \_\_\_\_\_  
17                    NANCY E. LEONARD, Commissioner

18                    ATTESTED TO:

19                      
20                    \_\_\_\_\_  
21                    SUSAN KAYS, Recorder

22                    APPROVED AS TO FORM:

23                      
24                    \_\_\_\_\_  
25                    WAYNE BELMONT, County Counsel

26  
Lincoln County Legal Counsel  
Lincoln County Courthouse  
225 W. Olive Street  
Newport, Oregon 97365  
Phone: 255-6611, Ext. 2308

NOTE: Matter in boldfaced type in an amended section is new; matter *[italic and bracketed]* is existing ordinance to be omitted.

# CASE FILE #1-TA-94

## Exhibit "A"

### 1.1315 Residential Zone R-1-A

In an R-1-A zone the following regulations shall apply:

(1) Uses Permitted Outright

The following uses and their accessory uses are permitted subject to the applicable provisions of Sections 1.1401-1.1499, 1.1501-1.1599, and 1.1901-1.1999 of this chapter:

- (a) A use permitted outright in the R-1 zone but excluding [mobile homes-and] duplexes on corner lots.

(2) Conditional Uses Permitted

The following uses may be permitted subject to the applicable provisions of Sections 1.1401-1.1499, 1.1501-1.1599, 1.1601-1.1699, and 1.1901-1.1999 of this chapter:

- (a) A use permitted as a conditional use in the R-1 zone, excluding single-wide [mobile-homes] **manufactured dwellings** and bed and breakfast inns.

(3) Standards

Except as provided in Sections 1.1140-1.1499, 1.1501-1.1599, 1.1601-1.1699, and 1.1901-1.1999, the following standards shall apply:

(a) Dimensional Standards

Standards for lot size and dimensions, yards, special setbacks, building height and lot coverage for the R-1 zone shall apply.

(b) Standards for Manufactured Dwellings

**Manufactured dwellings placed in the R-1-A zone shall be subject to the following standards:**

- (A) **The manufactured dwelling shall be multi-wide and shall enclose a floor area of not less than 1000 square feet.**
- (B) **The manufactured dwelling shall be placed on a permanent foundation, fully enclosed at the perimeter.**
- (C) **The manufactured dwelling shall have a roof with a nominal pitch of three feet in height for each twelve feet in width.**
- (D) **The manufactured dwelling shall have no unpainted or uncoated metal siding.**

**(E) The manufactured dwelling shall be certified by the manufacturer to have an exterior envelope meeting performance standards which reduce heat loss to levels equivalent to the performance standards required of single family dwellings under the state building code as defined in ORS 455.010. Evidence demonstrating that the manufactured dwelling meets "Super Good Cents" energy efficiency standards is deemed to satisfy this requirement without further certification from the manufacturer.**