

SANDY PROPOSED DEVELOPMENT CODE AMENDMENTS DLCD MASS TIMBER CODE-UP PROJECT

Proposed Code modifications are presented in an underline/~~strikeout~~ legislative amendment format, where underlined text indicates new text, and strikeout indicates existing text recommended for removal.

Section 17.10.30 – Meaning of Specific Words and Terms

Manufactured home: ~~A dwelling constructed to U.S. Department of Housing and Urban Development (HUD) standards since June 15, 1976, but not to State Building Code standard and constructed for movement on public highways that has sleeping, cooking and plumbing facilities; that is intended for human occupancy, that is used for residential purposes and was constructed, and met the requirements of federal manufactured housing construction and safety standards and regulations in effect at the time of construction. All manufactured homes are to meet the requirements of the National Manufactured Home Construction and Safety Standards Act of 1974, as amended on August 22, 1981, consistent with HB 2863 Oregon Laws, 1989, and current Department of Housing and Urban Development (HUD) Manufactured Home Construction and Safety Standards as embodied in the most recent Federal Register.~~ A structure constructed for movement on the public highways that has sleeping, cooking, and plumbing facilities; that is intended for human occupancy; that is being used for residential purposes; and that was constructed in accordance with federal manufactured housing construction and safety standards and regulations in effect at the time of construction.

Section 17.12.10 – Type I – Administrative Review

Type of Applications:

- A. Design review for single-family dwellings, duplex dwellings, ~~manufactured homes on individual lots; manufactured homes~~ dwellings within manufactured dwelling parks, accessory dwellings and structures.

Section 17.34.10 – SFR Permitted Uses

- A. Primary Uses Permitted Outright:
 1. Single detached dwelling subject to design standards in Chapter 17.90;
 - ~~2. Single detached manufactured home subject to design standards in in Chapter 17.90;~~

Section 17.36.10 – Low Density Residential (R-1) Permitted Uses

- A. Primary Uses Permitted Outright
 1. Single detached dwelling (subject to design standards in Chapter 17.90);
 - ~~2. Single detached manufactured home (subject to design standards in Chapter 17.90);~~

Section 17.38.10 – Medium Density Residential (R-2) Permitted Uses

A. Primary Uses Permitted Outright

1. Single detached dwelling (subject to design standards in Chapter 17.90);
- ~~2. Single detached manufactured home (subject to design standards in Chapter 17.90);~~

Section 17.84.10 – Exceptions [Improvements]

Single family residential, [accessory dwelling unit](#), and duplex development on existing lots with existing public improvements are exempt from this chapter, with the exception of 17.84.30 Pedestrian and Bicyclist Requirements.

Section 17.90.10 –Applicability

[...]

- D. Residential Dwelling Exception: Single detached dwellings, duplexes, ~~manufactured homes on individual lots~~, [accessory dwelling units](#), and manufactured dwellings [and prefabricated dwellings within manufactured dwelling parks](#) are exempt from all requirements of this chapter except for [Section 17.90.140 and](#) Section 17.90.150.

Section 17.90.40 – Type of [Design] Review

- A. Type I—Administrative. Type I review applies to single family dwellings, duplex dwellings, ~~manufactured homes on individual lots~~, manufactured homes [and prefabricated dwellings](#) within manufactured dwelling parks, and permitted residential accessory dwellings and structures.

Section 17.90.150 – Residential Design Standards

[...]

D. *General Provisions.*

1. For the purposes of subsections D, E, and F, "primary street facing façade" shall mean the façade facing the front lot line. "Secondary street facing façade" shall mean a façade facing a street lot line other than the front lot line.
2. In no case shall the width of the garage exceed 70 percent of the primary street facing façade except for a garage-under home design as specified in Subsection C.3 above.
3. The primary building entrance of each structure shall meet either Subsection a or b, below, and shall meet both the standards in Subsections c and d:
 - a. Face the street; or
 - b. Be at an angle up to 45 degrees from the street; and
 - c. Open onto a covered porch that is at least 30 square feet with a minimum depth of five feet on the front or, in the case of a corner lot, the side of the residence; and
 - d. Be a panel door, glass panel door, or French door. Sliding doors, bifold doors, and pocket doors are not permitted for the primary building entrance.

EXHIBIT A.

4. All windows and doors on the primary street facing façade and any secondary street facing facades shall be provided with trim (4-inch minimum nominal width).
5. All facades facing a street shall provide windows and doors with trim (4-inch minimum nominal width) occupying a minimum of ten percent (excluding trim area).
6. A detached garage may not be located closer to the front lot line than the dwelling.

E. Number of Required Design Elements.

1. *Primary Street Facing Façade*: Except as provided in subsection (E)(3), The number of design elements required on the primary street facing façade is specified in Table 17.90.150-A.

Table 17.90.150-A: Number of Required Design Elements

<i>Garage Width Percent (Street Facing Attached Garage)</i>	<i>Number of Required Design Elements</i>
Up to 50 percent	5 elements
Greater than 50 percent and up to 60 percent	6 elements
Greater than 60 percent and up to 70 percent or a garage under home design	7 elements
<i>Other Garage Types</i>	<i>Number of Required Design Elements</i>
Garage door 90 degrees to street	3 elements plus windows occupying 10 percent of garage wall facing the street
Detached Garage (An independent, self-supporting structure separated from the dwelling by at least 6 feet)	4 elements plus 4 elements on the garage
Rear-Loaded Garage or no Garage	4 elements

2. *Secondary Street Facing Facades*: All additional street facing facades shall provide a minimum of three design elements.
3. Manufactured homes and prefabricated dwellings shall provide a minimum of four design elements, regardless of the garage width percent.