

MANUFACTURED HOMES

Does Deschutes County regulate the type of manufactured home that can be placed on a property?

Yes. Regulations are contained in Section 18.116.050 of the County zoning code. The code defines four classes of manufactured home: A through D. Typically, Class A and B homes can be permitted anywhere a site-built home can be built; Class C and D units are more restricted in terms of where they can be located.

Generally, Class A and B units contain at least 750 square feet of living area, were constructed in June of 1976 or more recently, have roofing and siding materials similar to those found on site-built homes and have a pitched roof (minimum pitch of 2 in 12). Detailed descriptions of the different classes can be found in section 18.116.050 of the zoning code.



Are there any areas where a manufactured home is not permitted?

Yes. The Conventional House (CHC) combining zone prohibits manufactured housing. This zoning district is located in the rural county, between Bend and Redmond. Otherwise the placement standards found in section 18.116.070 of the County Zoning Code must be followed.

Can a manufactured home be upgraded from a Class C to a Class B?

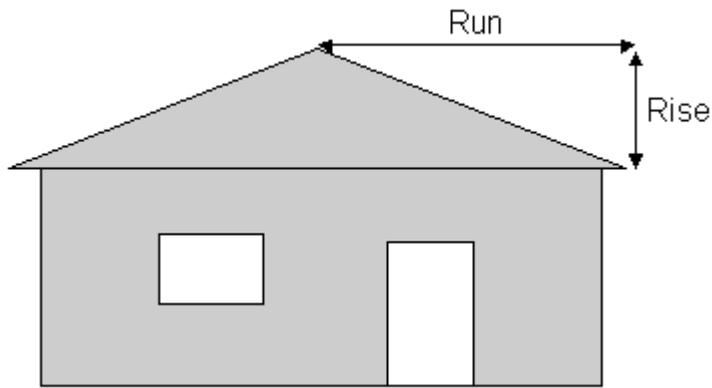
Yes, under certain circumstances. If a unit was constructed prior to June 15, 1976, then it will not have the HUD sticker and cannot be upgraded to a Class B or better. If the unit does not have at least 750 square feet of floor area it cannot be expanded to meet the criteria. But, if the unit was constructed after June 15, 1976, and only needs a new roof or siding materials to meet the definition of a Class B, then it is possible to change the roof or the siding and upgrade the unit.



Do I need a garage or carport in order to place my manufactured home on my lot?

If the property is located inside the Bend UGB, and is not part of a manufactured home park or manufactured home subdivision, the answer is yes. If your lot is located in rural Deschutes County the answer is no.

How is roof pitch measured?



Roof pitch is measured in terms of vertical rise over horizontal run. In other words, a 2 in 12 pitch means that for every 12 feet of width to the home, the peak of the roof is 2 feet higher than the eave. Keep in mind that roof pitch indicates a peaked or pointed or gabled roof, not a rounded roof.

How do I go about replacing my roof?

You will need to obtain a building permit and, because manufactured homes are constructed to very exact specifications, a licensed professional engineer must stamp the plans you submit.

Can I store my manufactured home on my property while I prepare to develop the lot?

Yes, you can store a manufactured home on a property for up to one year with a temporary use permit. The manufactured home cannot be lived in during this period, and no utilities other than power can be connected to the unit. This temporary use permit cannot be extended or renewed.

Can I get approval to place a Class C manufactured home if it does not have an Oregon insignia?

Yes. If the unit conforms to standards adopted by the State of Oregon, you can go to the Building Codes Agency in Salem and have them inspect the unit and issue an insignia. Oregon has reciprocal agreements with adjoining states (Washington, Idaho, California) so that if the unit was constructed in those states it will meet Oregon standards.

Where can I get more information?

Main Office: Deschutes County
Community Development Department
117 NW Lafayette Avenue
Bend, OR 97701
Phone: (541) 388-6575
Fax: (541) 385-1764

Redmond:
657 SW Glacier
(541) 317-3188

La Pine:
16345 Sixth St.
(541) 536-5852



Website: <http://www.co.deschutes.or.us/cdd>

Please send all mail to the Main Office.