

LAND CONSERVATION AND DEVELOPMENT DEPARTMENT
DIVISION 7
METROPOLITAN HOUSING

As amended by LCDC March 21, 2008

Note, no amendments to other rules under this division

1 **660-007-0005**

2 **Definitions**

3 For the purposes of this rule, the definitions in ORS 197.015, ~~[and] 197.295,~~ **and**
4 **197.303** shall apply. In addition, the following definitions apply:

5
6 (1) A “Net Buildable Acre” consists of 43,560 square feet of residentially
7 designated buildable land, after excluding present and future rights-of-way, restricted
8 hazard areas, public open spaces and restricted resource protection areas.

9
10 (2) “Attached Single Family Housing” means common-wall dwellings or
11 rowhouses where each dwelling unit occupies a separate lot.

12
13 (3) “Buildable Land” means residentially designated ~~[vacant and, at the option of~~
14 ~~the local jurisdiction, redevelopable]~~ land within the Metro urban growth boundary,
15 **including both vacant and developed land likely to be redeveloped,** that is **suitable,**
16 **available and necessary for residential uses. Publicly owned land is generally not**
17 **considered available for residential uses. Land is generally considered “suitable and**
18 **available” unless it:**

19 (a) **Is** ~~[not]~~ severely constrained by natural hazards **as determined under**
20 ~~[(S)Statewide Planning Goal 7]~~ ~~or];~~

21 (b) **Is** subject to natural resource protection measures **determined under**
22 ~~[S]statewide Planning Goals 5[and]or 15]~~. ~~Publicly owned land is generally not~~
23 ~~considered available for residential use. Land with];~~

24 (c) **Has** slopes of 25 percent or greater ~~[unless otherwise provided for at the time~~
25 ~~of acknowledgment and land];~~

26 (d) **Is** within the 100-year flood plain~~[is generally considered unbuildable for~~
27 ~~purposes of density calculations]; or~~

28 (e) **Cannot be provided with public facilities.**

29
30 (4) “Detached Single Family Housing” means a housing unit that is free standing
31 and separate from other housing units.

32
33 ~~[(5) “Government Assisted Housing” means housing that is financed in whole or~~
34 ~~part by either a federal or state housing agency or a local housing authority as defined in~~
35 ~~ORS 456.005 to 456.720, or housing that is occupied by a tenant or tenants who benefit~~
36 ~~from rent supplements or housing vouchers provided by either a federal or state housing~~
37 ~~agency or a local housing authority.]~~

38
39 ~~[(6)]~~ **(5)** “Housing Needs Projection” refers to a local determination, justified in
40 the plan, as to the housing types and densities that will be:

41

1 (a) Commensurate with the financial capabilities of present and future area
2 residents of all income levels during the planning period;

3
4 (b) Consistent with OAR 660-007-0010 through 660-007-0037 and any other
5 adopted regional housing standards; and

6
7 (c) Consistent with Goal 14 requirements for the efficient provision of public
8 facilities and services, and efficiency of land use.

9
10 [(7) “Manufactured Dwelling” means:]

11
12 [~~(a) Residential trailer, a structure constructed for movement on the public
13 highways that has sleeping, cooking and plumbing facilities, that is intended for human
14 occupancy, that is being used for residential purposes and that was constructed before
15 January 1, 1962;~~]

16
17 [~~(b) Mobile home, a structure constructed for movement on the public highways
18 that has sleeping, cooking and plumbing facilities, that is intended for human occupancy,
19 that is being used for residential purposes and that was constructed between January 1,
20 1962, and June 15, 1976, and met the construction requirements of Oregon mobile home
21 law in effect at the time of construction;~~];

22
23 [~~(c) Manufactured home, a structure constructed for movement on the public
24 highways that has sleeping, cooking and plumbing facilities, that is intended for human
25 occupancy, that is being used for residential purposes and that was constructed in
26 accordance with federal manufactured housing construction and safety standards
27 regulations in effect at the time of construction;~~]

28
29 [~~(d) Does not mean any building or structure subject to the structural specialty
30 code adopted pursuant to ORS 455.100 to 455.450 or any unit identified as a recreational
31 vehicle by the manufacturer.~~]

32
33 [(8) “Manufactured Dwelling Park” means any place where four or more
34 manufactured dwellings as defined in ORS 446.003 are located within 500 feet of one
35 another on a lot, tract or parcel of land under the same ownership, the primary purpose of
36 which is to rent space or keep space for rent to any person for a charge or fee paid or to
37 be paid for the rental or use of facilities or to offer space free in connection with securing
38 the trade or patronage of such person. “Manufactured dwelling park” does not include a
39 lot or lots located within a subdivision being rented or leased for occupancy by no more
40 than one manufactured dwelling per lot if the subdivision was approved by the local
41 government unit having jurisdiction under an ordinance adopted pursuant to ORS 92.010
42 to 92.190.]

43
44 [(9) “Manufactured Homes” means structures with a Department of Housing and
45 Urban Development (HUD) label certifying that the structure is constructed in

1 accordance with National Manufactured Housing Construction and Safety Standards Act
2 of 1974 (42 U. S. C. Sections 5401 et seq.), as amended on August 22, 1981.]

3
4 [~~(10) “Mobile Home Park” means any place where four or more manufactured
5 dwellings as defined in ORS 446.003 are located within 500 feet of one another on a lot,
6 tract or parcel of land under the same ownership, the primary purpose of which is to rent
7 space or keep space for rent to any person for a charge or fee paid or to be paid for the
8 rental or use of facilities or to offer space free in connection with securing the trade or
9 patronage of such person. “Mobile home park” does not include a lot or lots located
10 within a subdivision being rented or leased for occupancy by no more than one
11 manufactured dwelling per lot if the subdivision was approved by the local government
12 unit having jurisdiction under an ordinance adopted pursuant to ORS 92.010 to 92.190.]~~

13
14 [(11)] **(6)** “Multiple Family Housing” means attached housing where each
15 dwelling unit is not located on a separate lot.

16
17 [(12) “Needed Housing” defined. Until the beginning of the first periodic review
18 of a local government’s acknowledged comprehensive plan, “needed housing” means
19 housing types determined to meet the need shown for housing within an urban growth
20 boundary at particular price ranges and rent levels. On and after the beginning of the first
21 periodic review of a local government’s acknowledged comprehensive plan, “needed
22 housing” also means:]

23
24 [(a) Housing that includes, but is not limited to, attached and detached single-
25 family housing and multiple family housing for both owner and renter occupancy;]

26
27 [(b) Government assisted housing;]

28
29 [(c) Mobile home or manufactured dwelling parks as provided in ORS 197.475 to
30 197.490;]

31
32 [(d) Manufactured home on individual lots planned and zoned for single family
33 residential use that are in addition to lots within designated manufactured dwelling
34 subdivisions; and]

35
36 [(e) Subsections (12)(a) and (d) of this rule shall not apply to:]

37
38 [(A) A city with a population of less than 2,500;]

39
40 [(B) A county with a population of less than 15,000.]

41
42 [(13)] **(7)** “Redevelopable Land” means land zoned for residential use on which
43 development has already occurred but on which, due to present or expected market
44 forces, there exists the likelihood that existing development will be converted to more
45 intensive residential uses during the planning period.

1 Stat. Auth.: [~~ORS 183, ORS 196, &~~]ORS 197.**040**
2 Stats. Implemented: ORS 197.295 - ORS 197.314 & ORS 197.475 - ORS 197.490
3 Hist.: LCD 10-1981, f. & ef. 12-11-81; LCDC 1-1987, f. & ef. 2-18-87; LCDC 3-
4 1990, f. & cert. ef. 6-6-90

5