

ORDINANCE No. 3884

AN ORDINANCE AMENDING ORDINANCE NO. 3845, CITY OF PENDLETON UNIFIED DEVELOPMENT CODE, RELATED TO MANUFACTURED DWELLING CLASSES, MANUFACTURED DWELLING DESIGN, AND MANUFACTURED DWELLING PARKS/VACATION TRAILER (RV) PARKS STANDARDS IN ALL ZONES; AND DECLARING AN EFFECTIVE DATE.

Whereas, the Manufactured Dwelling, Manufactured Dwelling/Vacation Trailer (RV) Parks language within Pendleton Zoning Code has not been updated to reflect the changes to Manufactured Dwelling and Vacation Trailer (RV) designs occurring in the past 20 years; and

Whereas, Pendleton's Manufactured Dwelling classes provided segregation; and

Whereas, Markets have changed in the past 20 years to include Park Model RV's and/or Tiny Houses; and

Whereas, Pendleton's code language does not permit Park Model RV's and/or Tiny Houses;

Whereas, Pendleton desires to maintain affordable housing, work force housing options within its city limits; and

Whereas, the City has a need to balance between affordable housing, work force housing, and a healthy assessed value base; and

Whereas, evidence exists to support the need to ensure that manufactured housing maintains a standard equal to site built homes protecting neighboring property values; and

Whereas, Pendleton's Manufactured Dwelling language does not meet State law;

NOW THEREFORE, THE CITY OF PENDLETON ORDAINS AS FOLLOWS:

Amendment to UDC: Ordinance 3845

AMD16-01.Manufacture Home and MHPark Regulations

Definitions

See ORS 446.003. Please note that the Building Code definition may differ.

A Manufactured Dwelling means a residential trailer, mobile home or Manufactured Dwelling. Manufactured Dwelling does not include any building or structure constructed to conform to the State of Oregon Structural Specialty Code or the Low -Rise Residential Dwelling Code adopted pursuant to ORS 455.100 to 455.450 and 455.610 to 455.630 or any unit identified as a recreational vehicle by the manufacturer.

3.05 Manufactured Dwelling Standards on Residential Lots

For purposes of this ordinance, Manufactured Dwellings shall be described as:

3.05.1 Manufactured Dwelling on Residential Lots Structural Standards

A. A Manufactured Dwelling meeting ORS 446.003, and shall:

1. Be no less in width than 20-feet wide at its narrowest wall, and enclose a floor area of not less than 1,000 square feet as a primary residence or 999 square feet or less as an accessory dwelling;
2. Be placed on an excavated and back-filled foundation, enclosed at the perimeter with no more than twelve (12") inches of the enclosing material exposed above grade. Where the building site has a sloped grade, no more than twelve (12") inches of the enclosing material shall be exposed on the uphill side of the home. If the Manufactured Dwelling is placed on a basement, the twelve (12") inch limitation will not apply; Or on an enclosed solid perimeter wall made of either concrete blocks or concrete pour;
3. Have a pitched roof with a nominal pitch of three (3') feet in height for each twelve (12') feet in width;

4. Have utilities connected in accordance with manufacturer's specifications and Oregon Department of Commerce requirements;
5. Be in good repair and free of structural, electrical, mechanical, and plumbing defects, any of which must be corrected prior to placement;
6. 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 Dwelling meets "Super Good Cents" energy efficiency standards is deemed to satisfy the exterior thermal envelope certification requirement. Additional manufacturer's certification shall not be required;
7. Have exterior siding and roofing which in color, material and appearance is similar to the exterior siding and roofing material commonly used on residential dwellings within the community or which is comparable to the predominant materials used on surrounding dwellings as determined by the City;
8. **Permanent Foundation with Enclosed Perimeter.** A Manufactured Dwelling requiring a permanent foundation with perimeter enclosure must be set onto an excavated area, with foundations, footings and crawl space or basement walls constructed in accordance with the City's adopted Manufactured Dwelling building code Standards. The space between the floor joists of the home and the excavated underfloor grade shall be completely enclosed with the permanent perimeter enclosure (except for required openings).
9. **Siding for Manufactured Dwellings.** The following siding materials are approved for usage on Manufactured Dwellings:
 - A. Residential horizontal painted aluminum lap siding,
 - B. Residential horizontal vinyl lap siding,
 - C. Cedar or other wood siding,
 - D. Wood grain, weather resistant, press board siding,
 - E. Stucco siding,
 - F. Brick or stone siding
 - G. Other approved siding materials which are aesthetically compatible.
10. **Roofing for Manufactured Dwellings.** The following roofing materials are approved for usage on Manufactured Dwellings:
 - A. Asbestos shingles on a roof pitched according to the design specifications of the shingles,
 - B. Fiberglass shingles on a roof pitched according to the design specifications of the shingles,
 - C. Shake shingles on a roof pitched according to the design specifications of the shingles,
 - D. Asphalt shingles on a roof pitched according to the design specifications of the shingles,
 - E. Tile materials on a roof pitched according to the design specifications of the tiles,
 - F. Other approved roofing materials which are aesthetically compatible.
11. All Manufactured Dwellings shall have a either a garage or carport with exterior materials matching the Manufactured Dwelling.

3.05.2 Manufactured Dwelling on Residential Lots Placement Standards

12. Not be sited adjacent to any historic structure or within any district designated by the Pendleton Comprehensive Plan as a historic district or residential land immediately adjacent to a historic landmark.
13. No Manufactured Dwelling shall be permitted in any National Register Historic District.
14. When located within the flood plain, shall be installed in compliance with the zoning and building codes adopted for floodplain development [as determined from the Federal Emergency Management Administration (FEMA) Flood Insurance Rate Map (FIRM) for Umatilla County Oregon and incorporated areas]; and the foundation shall meet building codes standards for floodplain development, and shall be on an enclosed solid perimeter wall made of either concrete blocks or concrete pour.

15. Permitted conditionally as a caretaker's dwelling
 - a. subject to the same regulations as caretaker's dwellings;
 - b. limited to one caretaker's dwelling per lot or parcel;
 - c. shall exhibit the same set-up as Vacation Trailers (RVs);
 - d. must occupy space behind the place of business;
 - e. must be removed upon cessation of the specific business for which the caretaker's dwelling was allowed.

Section 3.06 of Ordinance 3845, City of Pendleton Unified Development Code, shall be amended in the following manner:

Definitions

See ORS 446.003. Please note that the Building Code definition may differ.

3.06 Manufactured Dwelling Parks and Vacation Trailer Park (RV Parks)

3.06.1 Purpose. It is the purpose of this Section to regulate Manufactured Dwelling Parks and Vacation Trailer Park (RV Park)s in the interest of public health, safety, and general welfare; by establishing minimum standards governing the location, construction, and maintenance of facilities required within such parks.

3.06.1 Manufactured Dwelling Parks Structural Standards

Manufactured Dwelling Standards in Parks shall:

- A. Have more than seven hundred and twenty (720) square feet of occupied space in a single, double, or multi-section unit (including those with add-a-room units)
- B. Be placed onto a foundation with enclosed perimeter or support system in accordance with approved installation standards as specified in Section 3.07 of this ordinance
- C. Be enclosed with foundation siding/skirting in accordance with installation standards as specified in Section 3.07 of this ordinance
- D. Have a pitched roof with a nominal pitch of three (3') feet in height for each twelve (12') feet in width;
- E. Have utilities connected in accordance with manufacturer's specifications and Oregon Department of Commerce requirements
- F. Bear an insignia of compliance with the Manufactured Housing Construction and Safety Standards Code as of June 15, 1976.
- G. Be in good repair and free of structural, electrical, mechanical, and plumbing defects, any of which must be corrected prior to placement.
- H. **Support System with Skirting.** All Manufactured Dwellings without a permanent foundation and perimeter enclosure shall have an approved support system with skirting enclosing the entire perimeter of the home. Skirting and back-up framing shall be weather-resistant, non-combustible or self-extinguishing materials, which blend with the exterior siding of the home in accordance with the City's adopted Manufactured Dwelling building code Standards. Skirting and back-up framing shall be weather-resistant, non-combustible or self-extinguishing materials, which blend with the exterior siding of the home. Below grade level and for a minimum distance of six (6") inches above finish grade, the materials shall be unaffected by decay or oxidation. The skirting shall be installed in accordance with manufacturer's recommendations or approved equal standards.
The skirting shall be ventilated in accordance with the City's adopted Manufactured Dwelling building code Standards

3.06.2 Manufactured Dwelling Parks Placement Standards

Location - Permits.

- A. Manufactured Dwelling Parks are allowed within the R-2 and R-3 zones subject to the Conditional Use regulations of this Ordinance.
- B. In addition to zoning approval, such parks shall be subject to permits as required by the regulations or policies within the jurisdiction of the State Health Division and State Department of Commerce, Building Codes Division.

3.06.3 Vacation Trailer (RV) Parks Structural Standards

3.06.4 Vacation Trailer (RV) Parks Placement Standards

Vacation Trailer Park (RV Park)s are allowed in the C-2 and C-3 zones-subject to the Conditional Use regulations of this Ordinance.

Duration of use for Vacation Trailers (RVs). Residential Use of Vacation Trailers (RVs) in Vacation Trailer Park (RV Park)s, without compliance with applicable Manufactured Dwelling regulations for siting, set-up, water, sewer, and electrical hook-ups, shall be limited to 14 consecutive, calendar days in any given calendar year.

Recreational Vehicles may be placed and occupied in a park subject to the standards contained in ORS197.493.

3.07 Park Model RV's and Tiny Houses:

3.07.1 Purpose. It is the purpose of this Section to regulate Park Model RV's and Tiny Houses in the interest of public health, safety, and general welfare; by establishing minimum standards governing the location, construction, and maintenance of such facilities.

Park Model RV's:

Definition: A Park Model RV (also known as a recreational park trailer) is a trailer-type RV that is designed to provide temporary accommodation for recreation, camping or seasonal use. PMRVs are built on a single chassis, mounted on wheels and have a gross trailer area not exceeding 400 square feet in the set -up mode.

3.07.2 Park Model RV's Structural Standards

3.07.3 Park Model RV's Placement Standards

Park Model RV's are permitted within licensed Manufactured Dwelling Parks and Vacation Trailer Park (RV Park)s and are subject to the same standards as either Manufactured Dwellings or Vacation Trailers (RVs) dependent upon the type of set-up and duration of stay.

3.07.4 Tiny Houses on Residential Lots:

Definition: A Tiny House is a structure that

- a) Must be built using conventional methods,
- b) Must be occupied as a residence,
- c) Prohibited from being used as a home occupancy business,
- d) that Does not exceed 999 square feet in size per tiny house,
- e) May be created through the conversion of a detached, rear yard garage, provided said garage does not exceed 999 square feet

- f) The structure must contain at least one habitable room that meets current Oregon building codes for gross floor area. Habitable means any room used or intended to be used for sleeping, cooking, living or eating purposes. Enclosed spaces such as bath or toilet facilities, service rooms, corridors, laundries, hallways, utility rooms or similar spaces are excluded from this definition.
- g) Does not exceed the height of the primary residence
- h) Exhibits a design that is complimentary or compatible with the primary residence
- i) Has at least one (1) parking space per tiny house
 - a. Parking requirement may be fulfilled along the site perimeter or in conjunction with primary residence's parking space, or
 - b. Waived if located in an area readily served by a transit service (not taxi) that includes a route system to shopping amenities
- j) Permitted at a density rate that maintains lot coverage + 5% (not to exceed that allowed as a minor variance), provided side and rear yard setbacks from property lines are not less than three (3) feet and setbacks between structures meet building code requirements.

3.07.5 Tiny Houses on Residential Lots Placement Standards

Tiny Houses placed on a permanent foundation that meets site-built Oregon building code requirements are:

- a) only permitted as an accessory dwelling/structure;
- b) shall not be placed as a sole dwelling on any legal lot of record;
- c) must be placed behind a permitted primary residence; shall not front a public street;

3.07.6 Tiny Houses Used as Caretaker's Dwellings in Commercial or Industrial Zones:

Tiny Houses used as caretaker's dwellings are:

- a) subject to the same regulations as caretaker's dwellings;
- b) limited to one caretaker's dwelling per lot or parcel;
- c) shall exhibit the same set-up as Vacation Trailers (RVs);
- d) must occupy space behind the place of business;
- e) must be removed upon cessation of the specific business for which the caretaker's dwelling was allowed.

3.07.7 Tiny Houses in Manufactured Dwelling or Vacation Trailer (RV) Parks:

Definition: A Tiny House is a structure that

- a) Must be built on flatbed trailers,
- b) occupied as a residence,
- c) placed on a foundation that either meets Vacation Trailer, Manufactured Dwelling, or site-built Oregon building code requirements,
- d) that does not exceed 999 square feet in size,
- e) or any combination of the above.

The structure must contain at least one habitable room that meets current Oregon building codes for gross floor area. Habitable means any room used or intended to be used for sleeping, cooking, living or eating purposes. Enclosed spaces such as bath or toilet facilities, service rooms, corridors, laundries, hallways, utility rooms or similar spaces are excluded from this definition.

3.07.8 Tiny Houses in Manufactured Dwelling and/or Vacation Trailer (RV) Parks Placement Standards

Tiny Houses built on flatbed trailers and/or placed on a foundation that meets either Vacation Trailer (RV) or Manufactured Dwelling set-up in parks are permitted only within Manufactured Dwelling/Vacation Trailer Park (RV Park)s.

3.07.9. Decommission of a Manufactured Dwelling and/or Vacation Trailer (RV) Park. Any Manufactured Dwelling or Vacation Trailer (RV) Park decommissioned shall have all shelters removed, all managers' dwellings removed, all non-structural support facilities removed, and all signage removed. Any dwelling placed on a permanent foundation to remain after the decommissioning of the Park shall have the lot or parcel brought to land division standards for such development, including partitions, dedication of rights-of-way, public utilities, and street connectivity. Remaining Tiny Houses must be sited on a land division that affords either a primary dwelling within the front yard of the lot or multiple Tiny House development with a Courtyard, Cottage Cluster, or Corner Duplex development.

3.07.10 Manufactured Dwelling Parks and Vacation Trailer (RV) Parks Site Plan Contents

These requirements apply to both Manufactured Dwelling Parks and Vacation Trailer Park (RV Park)s. To apply for a Conditional Use permit, in accordance with Article 11 of this Ordinance, the following items shall be indicated on the site development plan:

- A. Area and dimensions of the tract of land, with scale, date, north arrow, property owner and engineer or architect that prepared the plan;
- B. Dimensions and location of all possible park spaces (City to assign park space numbers per Emergency Response);
- C. Dimension and location of Manager's park space.
 1. Manager's dwelling can be:
 - a. RV in a Park, provided it is placed on a foundation that meets either Vacation Trailer (RV) or Manufactured Dwelling set-up in parks
 - b. Manufactured Dwelling in a Park
 - c. Park Model RV in a Park, provided it is placed on a foundation that meets either Vacation Trailer (RV) or Manufactured Dwelling set-up in parks
 - d. Tiny House in a Park, provided it is placed on a foundation that meets either Vacation Trailer (RV) or Manufactured Dwelling set-up in parks
- D. Location, width, and design of all roadways, walkways, park areas, and sidewalks; sidewalks are required throughout the park; said roadways, walkways shall be paved to minimum standards, including pavement width, for private roads and are not maintained by the City, sidewalks shall be concrete of a width, depth, and slope that meets minimum standards for ADA pedestrian sidewalks under ODOT standards.
- E. Location, size, and design of service buildings, refuse stations, storage facilities, cluster mail box facilities, and recreation facilities, (if required); said refuse stations shall be approved by the local refuse facility, cluster mail box mail facility and location shall be approved by the local US Post Office;
- F. Location of proposed underground utility lines, (with point of connection to public lines), street lights, fire hydrants, and signage; signage must comply with City Sign Code.
- G. Design of landscaped areas and open spaces (with irrigation plan); said landscape area shall be live vegetation and provided at a minimum of 40sqft per space at each Manufactured Dwelling space or 20sqft per space at each Vacation Trailer space within the park and shall be placed on or adjacent to each Manufactured Dwelling/vacation trailer space. At least one shade tree, and one shrub (with a height limit of six (6) feet) per three (3) Manufactured Dwelling spaces or six (6) Vacation Trailer (RV) spaces shall be provided. Pavers or a deck may be used in lieu of live vegetation for 40% of landscaped area but are not substitutes for shade trees. Individual landscape areas are not considered within the perimeter landscape area or common outdoor area;
 1. Perimeter Landscape Area: A 10 foot deep landscape (live vegetation) buffer shall be provided around the perimeter of the Manufactured Dwelling/Vacation Trailer Park (RV Park). At least two (2) shade trees and two (2) shrubs (with a height limit of six (6) feet) per 250 feet of perimeter shall be planted within the landscaped area. Vehicle areas, including driveways and parking areas are included within

the Manufactured Dwelling/Vacation Trailer Park (RV Park) area and subject to the perimeter landscape requirement.

2. Common Area

- a. For Parks with ten (10) or more spaces: A common outdoor area of 2,500sqft in area or 100sqft per unit, whichever is greater, is required. There may be more than one common outdoor area and each must be at least 2,500sqft. Required common outdoor areas must be available for the use of all park residents. The common outdoor area must be landscaped with live vegetation with at least 30% developed as a playground for children.
- b. For Parks with nine (9) or less spaces: A common outdoor area of 500sqft in area or 50sqft per unit, whichever is greater, is required. There may be more than one common outdoor area and each must be at least 500sqft. Required common outdoor areas must be available for the use of all park residents. The common outdoor area must be landscaped with live vegetation with at least 30% developed as a playground for children.
- c. Exemption: a Manufactured Dwelling/Vacation Trailer Park (RV Park) that does not accommodate children who are under 14 years of age does not have to meet the playground requirement if the property owner executes a covenant with the City specifying that the Manufactured Dwellings/Vacation Trailers (RVs) will not accommodate children under 14 years of age. The covenant must comply with the standards for covenants with the City.
- d. The common outdoor area may serve as the Perimeter Landscape Area if it is located along the perimeter of the Manufactured Dwelling/Vacation Trailer Park (RV Park) and a fence installed around the common outdoor area perimeter.

H. Design of typical space improvements, designation of spaces for either Manufactured Dwelling or Vacation Trailer usage;

I. Proposed park rules and regulations.

J. Other Structures. Other structures within the Manufactured Dwelling Park or Vacation Trailer Park for uses accessory to the operation of the Manufactured Dwelling/Vacation Trailer Park (RV Park), such as laundries, storage, garages, park offices, and recreational facilities are allowed and are subject to the site development regulations of the base zone. Any accessory use that draws its trade from outside the park is prohibited. These structures may not be located within common outdoor areas.

K. Parking. Each space shall have at least the equivalent of off-street parking as required for single-family residences and said space shall be within 250 feet of the dwelling unit.

Section 3.07 of Ordinance 3845, City of Pendleton Unified Development Code, shall be amended in the following manner:

3.07.1 Temporary Storage. Any temporarily stored Manufactured Dwelling must meet the City's adopted building code for temporary storage.

3.08 Homeless Camps

Definition

A place with temporary accommodations of huts, tents, or other non-structural structures to be used by an individual who lacks housing (without regard to whether the individual is a member of a family), including an individual whose primary residence during the night is a supervised public or private facility (e.g., shelters) that provides temporary living accommodations, and an individual who is a resident in transitional housing.

3.08.1 Homeless Camps Structural Standards

- A. Homeless camps shall be comprised of shelters in the form of tents, vans, cars, large vehicles, Vacation Trailers (RV's), but shall not be comprised of Manufactured Dwellings, Park Model RV's, Tiny Houses, refuse/waste, cardboard, metal sheeting, semi-trucks, or shipping/storage containers.
- B. Homeless camps shall have, at a minimum, one caretaker's dwelling occupied by the camp's manager, which shall be removed upon cessation of the homeless camp.

3.08.2 Homeless Camps Placement Standards

- A. Homeless camps are allowed only in the R-3 zone, subject to the Conditional Use regulations of this Ordinance.

3.08.3 Homeless Camps Site Plan Contents. To apply for a Conditional Use permit, in accordance with Article 11 of this Ordinance, the following items shall be indicated on the site development plan:

- A. Homeless camps shall be staffed by no less than five (5) persons per every 20 shelters.
- B. Area and dimensions of the tract of land, with scale, date, north arrow, property owner and engineer or architect that prepared the plan;
- C. Dimensions and location of all possible shelter spaces (City to assign shelter space numbers per Emergency Response);
- D. Dimension and location of Manager's space.
 - 1. Manager's dwelling can be:
 - a. RV, provided it is placed on a foundation that meets either Vacation Trailer (RV) or Manufactured Dwelling set-up in parks
 - b. Manufactured Dwelling, provided it is placed on a foundation that meets either Vacation Trailer (RV) or Manufactured Dwelling set-up in parks
 - c. Park Model RV in a Park, provided it is placed on a foundation that meets either Vacation Trailer (RV) or Manufactured Dwelling set-up in parks
 - d. Tiny House in a Park, provided it is placed on a foundation that meets either Vacation Trailer (RV) or Manufactured Dwelling set-up in parks
- C. Location, width, and design of all roadways, walkways, park areas, and sidewalks; sidewalks are required throughout the park; said roadways, walkways shall be paved to minimum standards, including pavement width, for private roads and are not maintained by the City, sidewalks shall be concrete of a width, depth, and slope that meets minimum standards for ADA pedestrian sidewalks under ODOT standards.
- D. Location, size, and design of service buildings, refuse stations, and storage facilities; said refuse stations shall be approved by the local refuse facility;
- E. Shower Facility: at least one shower room per five (5) shelters shall be provided within the Homeless Camp.
- F. Restroom Facility: at least one unisex restroom per five (5) shelters shall be provided within the Homeless Camp.
- G. Laundry Facility: at least one washer-and-dryer facility per five (5) shelters shall be provided within the Homeless Camp.
- H. Dumpster Site: at least one dumpster per five (5) shelters shall be provided within the Homeless Camp.
- I. Location of proposed underground utility lines, (with point of connection to public lines), street lights, fire hydrants, and signage; signage must comply with the Sign Code.
- J. Design of landscaped areas and open spaces (with irrigation plan); said landscape area shall be live vegetation and provided at a minimum of 40sqft per five (5) shelters. At least one shade tree, and one shrub (with a height limit of six (6) feet) per ten (10) shelters shall be provided. Pavers or a deck may be used in lieu of live vegetation for 40% of landscaped area but are not substitutes for shade trees;

1. Perimeter Landscape Area: A 10 foot deep landscape (live vegetation) buffer shall be provided around the perimeter of the Homeless Camp. At least two (2) shade trees and two (2) shrubs (with a height limit of six (6) feet) per 250 feet of perimeter shall be planted within the landscaped area.
2. Common Area
 - a. A common outdoor area of 500sqft in area or 50sqft per 20 shelters, whichever is greater, is required. There may be more than one common outdoor area and each must be at least 500sqft. Required common outdoor areas must be available for the use of all shelter residents. The common outdoor area must be landscaped with live vegetation with at least 30% developed as a playground for children.
 - b. The common outdoor area may serve as the Perimeter Landscape Area if it is located along the perimeter of the Homeless Camp and a fence installed around the common outdoor area perimeter.
- K. Design of typical space improvements, designation of spaces for either Manufactured Dwelling or vacation trailer usage;
- L. Proposed camp rules and regulations.
- M. Other Structures. (See E, F, G, H) Other structures within the Homeless Camp for uses accessory to the operation of the Homeless Camp, such as laundries, storage, garages, offices, and recreational facilities are allowed and are subject to the site development regulations of the base zone. Any accessory use that draws its trade from outside the camp is prohibited. These structures may not be located within common outdoor areas.

3.08.4. Abatement of Homeless Camp. Any homeless camp deemed a nuisance by failure to meet the regulations above shall be abated, all shelters removed, all managers' dwellings removed, all signage removed, and costs incurred as a result of entering into any such action shall be borne by the property owner and may become a lien against the property.

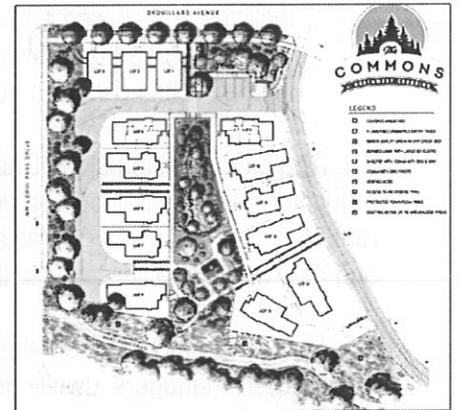
3.08.5. Decommission of a Homeless Camp. Any homeless camp decommissioned shall have all shelters removed, all managers' dwellings removed, all non-structural support facilities removed, and all signage removed.

Definitions to be added to Definitions Section:

Courtyard: Residential development of four or more dwelling units arranged on two or more sides of a courtyard or common open area – the courtyard or common open area having street frontage of sufficient width to allow direct pedestrian access to and from the street.



Cottage Cluster: Groups of relatively small homes, typically oriented around a shared common space, such as a courtyard, garden, quiet street, or alleyway.



Comments at NW Crossing site plan, Bend, OR.

Corner Duplex: Side-by-side dwellings exhibiting two separate street frontages with entrances on each street and constructed on corner lots.

