

AN ORDINANCE TO AMEND ORDINANCE #558 TO BE HEREINAFTER REFERRED TO AS THE MOBILE HOME ZONE, CREATING A SPECIAL COMBINING ZONE THAT ALLOWS MOBILE HOMES ON INDIVIDUAL OWNED LOTS UNDER CONDITIONS OUTLINED IN THIS ORDINANCE.

Section 3.910. Purpose. The Mobile Home Zone is designed to be used as a tool to stimulate housing development in areas or neighborhoods where standard construction have resulted in little or no development. This zone could be used in conjunction with the PUD Zone to allow a special Mobile Home neighborhood providing that the intent of the development is to sell the lot and home. It is not intended by this ordinance to have the homes used as rentals. The owner of the Mobile Home must also be the owner of the land on which it is affixed.

Section 3.920. For Purposes of this Ordinance. Mobile Home means a "vehicle or structure constructed for movement on the public highways, that has sleeping, cooking, and plumbing facilities, is intended for human occupancy, is being used for residential purposes, bears an insignia issued by the Department of Commerce of the State of Oregon and not designed as a 'recreational vehicle' as defined in the ANSI A119.1-71 Standards".

Section 3.930 Uses Permitted in a Mobile Home Combining Zone - MH.

- (1) In a zone with which a MH zone is combined, in addition to the uses otherwise permitted, a single mobile home on an individual lot is permitted outright, subject to the supplementary provisions of the Zoning Ordinance and the special provision of Section 3.910 - 3.934.
- (2) All other uses permitted in the basic zone with which a MH zone is combined are subject to the provisions of the basic zone.
- (3) A Mobile Home must be situated on a separate lot registered with the Linn County Record Department with separate deed and Tax Lot Number, and having dimensions equal to that required by the parent Zone or provisions within the Zoning Ordinance.

Section 3.931. Limitations Pertaining to a MH Zone. The minimum contiguous area for a MH zone shall be five (5) acres. A MH zone may be combined with any residential or commercial zone that the Planning Commission and City Council see as justified after holding the required Public Hearing.

Section 3.932. Designation of a MH Zone on the Zoning Map. An approved Mobile Home Combining Zone shall be identified on the zoning Map with the symbol (MH) in addition to the symbol for the existing zone, i.e. R-1 (MH) for single family residential mobile home combining zone.

Section 3.933. Intent of the MH Zone. The basic intent of the MH zone is to provide suitable locations for the permanent installation of mobile homes on individual lots. It is not the intent of this zone to allow MH zones in areas of the city where normal residential construction, remodeling and reconstruction has been occurring at a rate that will maintain the usefulness and property values of said area or neighborhood.

Section 3.934. Mobile Homes on Individual Lots. A mobile home on an individual lot shall comply with the following additional provisions.

- (1) If the MH zone is combined with the R-1 zone, the mobile home shall conform to the regulations applicable to a single-family dwelling in the R-1 zone, except as they may be modified in this section.

- (2) If the MH zone is combined with a zone other than the R-1 zone, the mobile home shall conform to the regulations applicable to a single family dwelling in the R-3 zone, except as they may be modified in this section.
- (3) Mobile homes proposed to be located in a "MH" Zone shall:
 - (a) Be constructed to Oregon's Mobile Home Standards enacted on July 1, 1972, or any future amendment thereto, or more precisely the ANSI - A119.1 Code promulgated in 1971 and adopted by the State of Oregon along with Oregon's Structural Standards for mobile homes and have the Oregon Insignia of Compliance;
 - (b) Be provided with at least two separate bedrooms; and have the same gross square feet of floor space as required in the existing parent zone. This square footage is in addition to any other floor space provided by the addition of allowable accessory buildings or carports;
 - (c) Be provided with a kitchen having a sink with hot and cold running water and at least one bathroom equipped with a water closet, lavatory and bathtub or shower;
 - (d) All plumbing fixtures to be connected to a public water supply system and to a public sewerage disposal system and be equipped with running water. All water and sewer lines connecting with the mobile home and the public water and sewer systems shall comply with the standards of the City of Sweet Home.
 - (e) Not be a recreational vehicle as defined in Section 3.920 and the Mobile Home Laws of the State of Oregon;
 - (f) If the mobile home is proposed to be located in a MH R-1 zone, it shall be provided with a minimum pitched roof of 1-1/2 on 12 and have a composition shingle or cedar shingle type roof.
- (4) The owner of the mobile home proposed to be located in a MH Zone shall also be the owner of the parcel on which the mobile home is proposed to be located.
- (5) The wheels and tongue or hitch shall be removed from all mobile home units located in a MH Zone.
- (6) The mobile homes shall be placed on and securely anchored to a foundation having permanence and strength equal to that provided by a cement or concrete block foundation. Stabilizing devices to sustain all horizontal vertical loads shall be provided. Stabilizing and uplift torque due to a 15-pound per square foot wind load and be capable of transmitting these loads from the mobile home to the foundation.
- (7) Every mobile home located in a MH Zone shall be completely enclosed with a continuous concrete wall or skirting which shall be continuous and of non-decaying, non-corroding material extending at least six (6) inches into the ground or to an impervious surface.
- (8) Skirting and foundation enclosing walls shall have provisions for ventilation and access to the space under the units as follows: Such walls or skirting shall have a net ventilation area of not less than 1-1/2 square feet for each 25 linear feet of exterior wall. Openings to be arranged to provide cross ventilation on opposing sides and be protected with corrosion resistant wire mesh of not less than 1/4 inch nor more than 1/2 inches in any dimension. All foundation areas to be provided with a 16 x 24 inch access way and be secured against entrance of animals.

- (9) No additions or accessory building thereto will be permitted to any mobile home located in a MHZone except as follows:
One carport not exceeding 500 square feet in area, one covered or uncovered patio not to exceed 300 square feet in area and one storage area if attached to and made a part of a carport or patio. Such storage area is in addition to the maximum floor area but shall not increase the maximum more than 100 square feet. Any accessory building to a mobile home shall be permitted only on one side and shall restrict future additions to this one side.
- (10) The owner of the property shall agree, in writing, to remove the foundation and all additions to the mobile home and permanently disconnect and secure all utilities if the mobile home is removed from its foundation. The agreement authorized the city to perform the work and place a lien against the property for the cost of the work in the event the owner fails to accomplish the work within 30 days from the date on which the mobile home is moved from its foundation. This condition shall not apply in the event that the mobile home is replaced on the original foundation, or on the original foundation as modified, by another approved mobile home within 30 days of the original unit's removal. The owner shall further agree to have a covenant performed against the deed of the property that all owners will not remonstrat~~e~~ against a municipal local improvement district.
- (11) The property upon which the mobile home is situated shall be provided with a paved or concrete driveway not less than ten (10) feet in width, and a mobile home shall have provisions for at least two (2) parking spaces not to be located in any of the required yard set backs. A 10' x 20' carport shall be constructed on the lot before the mobile home may be occupied.
- (12) All required improvements to the property set forth under Section 3.934 shall be completed before the mobile home may be occupied and a permit must be obtained from the City Building Inspector allowing occupancy.

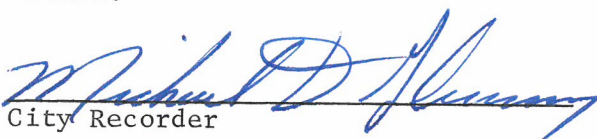
Section 3.935. Emergency Clause. Whereas, it is necessary and it is for the best interest of the City that this ordinance become effective immediately, an emergency is hereby declared to exist and this ordinance shall be in full force and effect after its passage by the Council and approval by the Mayor.

PASSED by the Council and approved by the Mayor this 22nd day of May, 1973.



Mayor

ATTEST:



City Recorder