

ORDINANCE BILL NO. 16 FOR 1982

ORDINANCE NO. 873

AN ORDINANCE PROVIDING REGULATIONS FOR THE PARKING OF TRAILER HOUSES AND RECREATIONAL VEHICLES; PROVIDING REGULATIONS FOR TRAILER PARKS AND RECREATIONAL VEHICLE PARKS; AND REPEALING ORDINANCE NO. 377.

THE CITY OF SWEET HOME DOES ORDAIN AS FOLLOWS:

Section 1. Definitions. As used in this ordinance the following words and phrases, unless the context otherwise requires, shall mean:

(1) Trailer house. Any portable structure or vehicle constructed or designed to permit its occupancy for dwelling or sleeping purposes or any other form of human occupancy, including mobile homes and travel trailers having permanent kitchen and bath facilities.

(2) Recreational Vehicle. A vacation trailer, motor home or other unit with or without motive power which is designed for temporary human occupancy for recreational, travel or vacation uses.

(3) Human occupancy. Any use of a trailer house or recreational vehicle other than the normal storage during periods when the trailer house or recreational vehicle is not in use.

(4) Trailer park. A privately owned place authorized by the Planning Commission in accordance with the zoning ordinance and licensed by the State of Oregon to accommodate trailer houses for human occupancy

(5) Recreational Vehicle Park. A privately owned place authorized by the Planning Commission in accordance with the zoning ordinance and licensed by the State of Oregon to accommodate recreational vehicles for temporary human occupancy.

(6) Trailer house or recreational vehicle sales lot. Any place where nonoccupied trailer houses or recreational vehicles are located or displayed for purposes of sale to other individuals.

(7) Storage. The parking or placing of an unoccupied trailer house or recreational vehicle during periods when not in use or not on display for sale.

Section 2. Unlawful Acts.

(1) No person shall park or place any recreational vehicle used for human occupancy within the City of Sweet Home for any period of time exceeding 7 days in any one calendar year except in a regularly licensed trailer park or recreational vehicle park which has been approved by the City Planning Commission and issued a valid certificate of sanitation, required under the provisions of Chapter 446, Oregon Revised Statutes.

(2) No person shall maintain or operate a trailer park without a license to operate the same as herein provided.

Section 3. Permitted Acts.

(1) The storage of trailer houses or recreational vehicles not in use through any form of human occupancy is permitted within the City of Sweet Home subject to the following conditions:

(a) Providing the trailer house or recreational vehicle is located within a garage or carport, or

(b) Providing the trailer house or recreational vehicle is parked or placed in accordance with the lot coverage, yard, setback and area standards for structures as required by the City's

zoning ordinance, and

(c) Providing the trailer house or recreational vehicle is maintained in a structurally safe condition and not permitted to become unsafe by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment.

(2) A sales lot for trailer houses or recreational vehicles where allowed by the City zoning ordinance.

(3) Any person, firm or corporation that has a trailer house or recreational vehicle legally parked in the City of Sweet Home at the time that this ordinance goes into effect shall be permitted to continue the existing use of the particular trailer house or recreational vehicle at its present location if the use was permitted prior to the adoption of this ordinance. Permitted acts under this section are declared void if any of the following conditions occur:

(a) A change in the location.

(b) A change in the use.

(c) Permitting the trailer house or recreational vehicle to become structurally unsafe, dilapidated, obsolete, abandoned and otherwise unsafe by reason of inadequate maintenance.

#### Section 4. Trailer parks

(1) Persons desiring to maintain or operate a trailer park shall make written application to the city manager for a license to operate same.

(2) Each application for a license to operate a trailer park within the City of Sweet Home, except where the application is for renewal only, shall be accompanied by an application fee of \$10.00 which shall be in addition to the annual inspection fee herein provided.

(3) Each application for a trailer park license, except where the application is for renewal only shall be accompanied by two copies of the plot plan, approved by the State of Oregon and by the Planning Commission in accordance with the zoning ordinance, of the park and floor plans of all park buildings.

(4) Each and every trailer park within the limits of the City of Sweet Home shall pay an annual inspection fee of \$5.00 per occupied space for inspection under the provisions of Chapter 446, Oregon Revised Statutes, for each year hereafter; provided, however, that for each year where a license to operate shall be granted after July 1st, the annual inspection fee for the remainder of such calendar year shall be one-half of the foregoing fee.

(5) The same procedure for obtaining a license to operate a trailer park shall be followed before the number of trailer parking units in any such park may be increased in number and before the re-establishment of any trailer park which has been discontinued and not in operation for a period of more than one year.

Section 5. Adoption of Oregon Revised Statutes. Chapter 446, Oregon Revised Statutes, are hereby adopted as the rules and regulations regarding the annual inspection.

Section 6. Penalties. Any person, firm or corporation violating any of the provisions of this ordinance, or failing to comply therewith, shall, upon conviction in the municipal court of the City of Sweet Home be punished by imprisonment in the City jail for a period not to exceed 90 days, or by a fine not to exceed \$500.00 or both.

Section 7. Effect of Ordinance. If any part or parts of this ordinance are for any reason held to be invalid, such decision shall not effect the validity of the remaining portions of this ordinance.

Section 8. Repeal. Ordinance No. 377 is hereby repealed.

PASSED By the Council and approved by the Mayor this 27<sup>th</sup> day  
of April, 1982.

4-28-82

Date Signed

Robert D. Harbaugh  
Mayor

ATTEST:

Max C. Thompson

City Manager - Exofficio City Recorder