

ORDINANCE BILL NO. 4 FOR 1991

ORDINANCE NO. 1028

ORDINANCE AMENDING CERTAIN SECTIONS OF ZONING ORDINANCE NO. 644 AND THE HOUSING ELEMENT OF THE COMPREHENSIVE PLAN, THEREBY CREATING A MOBILE HOME IN-FILL OVERLAY ZONE IN ORDER TO ALLOW THE PLACEMENT OF DOUBLEWIDE MOBILE HOMES; AND DECLARING AN EMERGENCY.

The City of Sweet Home does ordain as follows:

SECTION 1. ORDINANCE NO. 644 IS HEREBY AMENDED BY ADDING THE FOLLOWING SECTIONS:

Section 4.450. Mobile Home In-fill Overlay Zone (MI). In an MI zone, the following regulations shall apply:

(1) Purpose. The Mobile Home In-fill Overlay is intended to meet the requirements of ORS 197.295 through ORS 197.313, by allowing the permanent placement of mobile homes on individual, residentially zoned lots. This overlay zone will complement the City's other procedures for reviewing mobile home placement applications by establishing an expedited procedure for the placement of better-quality doublewide mobile homes in designated areas of the City.

(2) Establishment of a MI Zone. The MI Overlay is hereby applied to three areas of the City. The first area consists of residentially zoned lots east of Clark Mill Rd to the City limits and north of Highway 20 to the City limits (excluding lots directly abutting Highway 20). The second area consists of residentially zoned lots east of 35th Avenue to the City limits and south of Highway 20 to the City limits (excluding lots directly abutting Highway 20). The third area consists of residential lots west of 18th Avenue to the City limits and north of the railroad tracks to the City limits.

Section 4.451. Uses Permitted in a MI Zone.

(1) In an area where a MI zone is combined, in addition to the uses permitted in the underlying zone, a doublewide mobile home on an individual lot is permitted outright, subject to the placement standards of Section 5.080 (10).

(2) All other uses permitted in the basic or underlying zone with which an MI Overlay is combined are subject to the provisions of the underlying zone.

Section 4.452. Designation on the Zoning Map.

The Mobile Home In-fill area shall be designated by an MI symbol on the zoning map and shall be in addition to the symbol for the underlying zone.

SECTION 2. SECTIONS 4.346 (7), 4.346 (8), 4.346 (9), 4.346 (11), 5.080 (10)(d) and (10) (g) RELATING TO FOUNDATION AND SKIRTING REQUIREMENTS ARE HEREBY DELETED AND THE FOLLOWING SECTIONS ARE ADDED:

Section 4.346 (7) The mobile home shall be placed on a foundation meeting the standards outlined in Oregon Manufactured Dwelling Administrative Rules (OMDAR) 918-505-020.

Section 4.346 (8) Shall have continuous skirting which matches the exterior and meets the requirements of OMDAR 918-505-050 and OMDAR 918-505-060.

Section 5.080 (10) (d) The mobile home shall be placed on a foundation meeting the standards outlined in Oregon Manufactured Dwelling Administrative Rules (OMDAR) 918-505-020.

Section 5.080 (10) (g) Shall have continuous skirting which matches the exterior and meets the requirements of OMDAR 918-505-050 and OMDAR 918-505-060.

SECTION 3. COMPREHENSIVE PLAN HOUSING ELEMENT SECTIONS #11 and # 20 ARE HEREBY AMENDED TO READ AS FOLLOWS:

11. Mobile Home Placement Policies for the MH and MI Overlay zones:

MH Overlay - The use of the Mobile Home Combining Zone (MH), which allows for the placement of mobile homes on individual lots inside the City, should be continued, but only in appropriate areas and allowed only under designated conditions.

The MH zone should only be allowed in these areas when:

- a) a rezone request includes five or more contiguous acres under single ownership;
- b) City water and sewer can be extended to the site;
- c) conventional construction has resulted in little or no development; and,
- d) the intent of the rezone application is to allow for the creation of a mobile home subdivision.

MI Overlay - The intent of the Mobile Home In-fill Overlay (MI) is to allow the placement of mobile homes on individual lots in specific residential areas and adjacent to conventional housing. In areas on the zoning map designated with the MI symbol, doublewide mobile homes shall be an outright permitted use, subject to meeting any other basic provisions of the zone.

20. In areas outside of MH and MI mobile home overlays, mobile homes should be conditionally permitted on single lots within residential zones when the following conditions are met:

- (a) There is no objection by 33% of the property owners within 300 feet of the proposed site.
- (b) The neighborhood is substantially developed with mobile homes.
- (c) Normal residential construction, remodeling, and reconstruction has not been occurring in the neighborhood.

SECTION 4. EMERGENCY CLAUSE. Whereas, it is necessary, and it is for the interest and benefit 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 the passage by the Council and approval by the Mayor.

Passed by the Council and approved by the Mayor this 28th day of May, 1991.



Mayor

ATTEST:



City Manager, Ex-Officio City Recorder