

ORDINANCE NO. 20 FOR 1979  
ORDINANCE NO. 774

An ordinance amending Ordinance No. 644, providing for the replacement of trailers with mobile homes, and declaring an emergency.

The City of Sweet Home does ordain:

Section 1. Section 7.020 of Ordinance No. 644 is hereby amended to read as follows, to-wit:

Section 7.020. Continuation of a Nonconforming Use.

(1) Subject to the provisions of Sections 7.010 to 7.080 a nonconforming use of a structure or a nonconforming use may be continued and maintained, but shall not be altered or extended.

(2) The extension of a nonconforming use to a portion of a structure which was arranged or designed for such use at the time of passage of this ordinance is not an extension of nonconforming use.

(3) In any commercial or industrial zone, a pre-existing single-family dwelling may be altered or extended; provided, that such alteration or extension shall not exceed the lot size and width, yard, lot coverage and building height requirements of the R-3 zone.

(4) A pre-existing mobile home which is situated on an individual lot and which is not permitted in the zone in which it is located, may be repaired, altered or replaced. Any alteration or replacement shall meet the lot size and width, yard and lot coverage requirements for a single-family dwelling for the zone in which it is located. All repair, alteration or replacement shall meet all structural standards for mobile homes as established by the City of Sweet Home and the State of Oregon.


(5) A pre-existing trailer house or travel trailer house intended for permanent human occupancy which is situated on an individual lot and which is not permitted in the zone in which it is located, may be replaced by a mobile home, on the same conditions required on replacement of a mobile home. Such trailer or travel trailer house must have been permanently connected to a sanitary sewer facility, or to a water source, or to an electrical outlet as of July 26, 1977.

Section 2. It is hereby adjudged and declared that existing conditions are such that this ordinance is necessary for the immediate preservation of the public peace, health and safety. Therefore, an emergency is hereby declared to exist, and this ordinance shall take effect and be in full force and effect from and after its passage and approval by the Mayor.

PASSED by the Council and approved by the Mayor this 14  
day of August, 1979.

  
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Mayor

ATTEST:

  
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Attestor