

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN AND ORDINANCE NO. 644, ADDING PROVISION TO ALLOW MOBILE HOMES ON INDIVIDUAL RESIDENTIALLY ZONED LOTS THROUGH THE CONDITIONAL USE PERMIT PROCEDURE, AN

THE CITY OF SWEET HOME DOES ORDAIN:

Section 1. The Housing Element of the Comprehensive Plan is hereby amended by adding an additional guideline to read as follows, to-wit:

21. Mobile homes should be allowed 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 reconstructing has not been occurring in the neighborhood.

Section 2. Section 4.010 (3) of Ordinance No. 644 is hereby amended by adding an additional provision to read as follows, to-wit:

- (n) Mobile homes subject to the provisions of Section 5.080 (10)

Section 3. Section 5.080 (10) shall be added to Ordinance No. 644 to read as follows, to-wit:

Section 5.080 (10). Standards for Mobile Homes on Individual Residentially Zoned Lots:

- (1) Shall meet the yard, lot coverage, and minimum building size for the zone.
- (2) Shall be installed to state requirements.
- (3) Shall be constructed after June 16, 1976 with an Oregon insigne.
- (4) 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 and vertical loads shall be provided. Stabilizing devices shall be so designed and installed as to prevent drag 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.
- (5) Shall be provided with a bathroom containing water closet, lavatory and bathtub or shower and a kitchen with a sink having hot and cold water.
- (6) Shall be connected to City sanitary sewer and to a private or City water system.
- (7) Shall have continuous skirting matching the exterior and extending 6 inches below ground and composed of a nondecaying, noncorroding material.
- (8) The wheels and tongue shall be removed prior to installation.
- (9) Shall be at least 24 foot in width with a minimum of 2/12 pitched roof with composition shingle or shake roofing.
- (10) Two hard surfaced parking spaces be provided.
- (11) The lot shall be owned by the owner of the mobile home.

- (12) The owner shall agree in writing to remove the foundation and disconnect and secure all utilities within 30 days after removing the mobile home.
- (13) Only structures that conform to the State definition of a mobile home accessory structure may be attached to the mobile home.
- (14) The mobile home may not be occupied until all conditions are met and final inspection signed off.

Section 4. This ordinance shall be in full force and effect 30 days after it's approval by a majority of the voters at the election thereon on May 19, 1981.

PASSED by the Council and approved by the Mayor this 7<sup>TH</sup> day of APRIL, 1981.

APRIL 8, 1981

Date signed

Robert D. Norbaugh  
Mayor

ATTEST:

Max C. Thompson  
City Manager - Exofficio City Recorder

4-8-81  
Date signed