

ORDINANCE NO. 412

AN ORDINANCE TO PERMIT MOBILE HOME PARKS WITHIN  
THE CITY AND PROVIDING STANDARDS THEREFORE.

THE CITY OF STAYTON DO ORDAIN AS FOLLOWS:

Section 1. MOBILE HOME PARKS. Mobile home parks may be permitted in an R1, R2, and C1 zone as a conditional use subject to the conditions and provisions as herein set forth. The planning commission or the Council may prescribe such additional conditions for mobile home parks as the particular circumstances may require for the protection of the health, safety and welfare of the residents in the vicinity of the development consistent with the intent and provisions of this ordinance.

Section 2. APPLICATION PROCEDURE. Any person wishing to establish, enlarge or alter a mobile home park shall file written application therefore with the planning commission setting forth the description of the property, a layout or plot plan, a statement indicating how the requirements of Section 3 of this ordinance will be met, a list of all property owners and addresses located within 100 feet of the proposed park, and any other information requested by the commission. A fee of \$25.00 shall be paid upon filing said application. The commission shall consider the application and refer the matter to the Council with its approval, disapproval or comments attached. The Council shall thereupon call a public hearing on the application, giving at least ten days notice thereof by one publication in a newspaper and by mailing notice thereof to the property owners listed on the application, and shall thereafter approve, deny or amend the application or attach such conditions thereto as it may see fit.

Section 3. GENERAL DEVELOPMENT STANDARDS. Unless otherwise approved, the following development standards shall apply to all mobile home parks:

- a. DENSITY. The maximum density of a mobile home park shall not exceed six (6) units per gross acre.
- b. MINIMUM AREA. The minimum area to be contained on a mobile space by a mobile home and its accessory structures shall be 3,500 square feet when a public sewage system is available. If no public sewage system is available, the minimum area shall be determined by the Health Department.
- c. YARDS. Adjacent to any public street, there shall be a yard of at least 20 feet in depth. Adjacent to any property line other than along a street, there shall be a minimum yard of at least 10 feet.
- d. DRIVEWAYS. All driveways shall be paved with an asphaltic material or concrete and shall be a minimum of 20 feet in width. In addition, if parking is to be permitted along the driveway, a minimum width of 30 feet is required. All driveways shall be adequately designed as to permit safe, easy access by emergency vehicles.
- e. PARKING. One (1) space per mobile home space plus one (1) guest space per mobile home space.
- f. ACCESSORY BUILDINGS. Accessory buildings shall not be placed closer than 5 feet to any property line. Accessory buildings which are placed on a mobile home space shall be sited in a manner so as not to hinder or restrict access to the side and rear yard areas adjacent to the mobile home.
- g. WALKS. Provisions shall be made for a walk from each mobile home to each driveway. All walks must be hard-surfaced, well-drained and not less than 30 inches in width. All walks adjacent to driveways and thoroughfares shall be curblined walks.
- h. LIGHTING. Common driveways and walkways must be adequately lighted.
- i. OPEN SPACE. A minimum of at least 5,000 square feet per 25 mobile home spaces or portion thereof shall be provided for a recreational play area group or community activities. The planning commission may require this area to be protected from streets, parking areas, or the like, by a fence or the equivalent, at least 30 inches in height. Unless otherwise approved, no required open space area shall contain less than 5,000 square feet.
- j. FENCES. The planning commission may require that an ornamental fence, wall, or hedge be established and maintained between the mobile home park and adjacent properties.
- k. SIGNS. All signs shall be approved by the planning commission.
- l. PATIO. Each mobile home space shall have a slab or patio of concrete, asphalt or flagstone or similar substance not less than 20 feet in length and 10 feet in width adjacent to each mobile home parking site.
- m. MINIMUM WIDTH. No mobile home space shall be less than 30 feet in width at its driveway frontage.

- n. BOUNDARIES OF SPACE. The boundaries of each mobile home space shall be clearly marked by a fence, landscaping or by permanent markers.
- o. WATER, SEWER AND SURFACE DRAINAGE. Adequate provisions shall be made for an ample supply of safe and potable water, and adequate provisions shall be made for sewage disposal and surface drainage and plans for such must have prior approval of the Health Department, Public Works Superintendent and the City Engineer before a mobile home park is approved by the planning commission. All mobile home spaces shall have individual water meters. All meters, sewer and water lines shall be inspected while being installed and the installation shall meet normal city standards.
- p. MOBILE HOME SPACE COVERAGE. Not more than 45% of a mobile home space may be occupied by a mobile home and its accessory structures, whether or not it is attached to the mobile home.
- q. STORAGE AREA. A storage space in a building having a gross floor area of at least 60 feet shall be constructed and completed prior to occupancy of the mobile home for storing the outdoor equipment and accessories necessary to residential living.
- r. APPEARANCE. The mobile home spaces shall be maintained in a neat and clean condition at all times. There shall be no refuse or stray materials, debris, trash or other unsightly things left outside of a building or mobile home.
- s. SKIRTING. All mobile homes shall have skirting around the exterior of the mobile home or they may be situated upon a continuous foundation meeting the approval of the city building code.
- t. UTILITIES. All utility services shall be underground. The applicant shall furnish the city with proper easements for reading the meters and for inspecting water and sewer lines. All meters and water and sewer lines shall be maintained by the park owner to city standards.

Section 4. SITING REQUIREMENTS. The minimum distance between a mobile home and

- a. Any other mobile home shall be 15 feet.
- b. Any building or accessory structure on an adjacent space shall be 10 feet.
- c. Any property line (excluding mobile home space boundaries) shall be 10 feet.
- d. Any public street shall be 20 feet.
- e. Any common driveway or common walk (excluding those in a mobile home space) shall be 5 feet.

Section 5. ADDITIONS TO MOBILE HOMES. Carports, cabanas, ramadas, awning and all other structures, whether defined herein or not, which are situated upon a mobile home space and are attached to the mobile home, shall conform to the requirements of the City Building Code. Such additions and structures shall be considered as a portion of the mobile home for determining the extent of lot coverage, setback lines, and all other requirements for mobile homes, as if such additions and structures were a part of such mobile home.

Section 6. OPTIONAL SITING. In lieu of the minimum requirements set forth in Section 4, the developer may show how the mobile home and any accessory structure will be located on any or all sites that do not conform to such requirements, except the required lot area shall not be diminished. The optional sitings may include locating the mobile homes and structures on mobile home space boundary lines, and mobile homes and accessory structures may be attached under this provision. When the planning commission has approved the siting plans, such plans shall be the basis on which the permits for the mobile homes and accessory structures will be issued. Optional sitings will be shown on the plan which is to be used as the basis for the public hearing.

Section 7. PARKING OF MOBILE HOMES. Mobile home parks in an R1, R2 and C1 zone may accommodate only mobile homes and not vacation trailers except for storage. A mobile home shall not remain overnight in a mobile home park unless it is parked in a mobile home space or in an area specifically designated for such use. Not more than one mobile home or travel trailer will be parked at one time in a mobile home space.

Section 8. EXPANSION OR ALTERATION OF MOBILE HOME PARKS. Existing mobile home parks may be expanded or altered after approval is obtained from the planning commission. The application, filed by the

owner or other party in interest, will be filed and processed in the same manner as an application for a new mobile home park. The planning commission, in granting permission for expansion of any existing park, may require that those portions of the existing park which do not meet the minimum standards be brought to these minimum standards. The planning commission may attach such conditions to the granting of permission to expand the mobile home park as will satisfy the planning commission, in its judgment, that the existing park will meet the established standards.

Section 9. BUILDING CODE AND BUILDING PERMITS. All structures within a mobile home park shall comply with the provisions of the City Building Code. Building permits shall be obtained prior to construction of any portion of the mobile home park facilities.

Section 10. VARYING REQUIREMENTS OF THIS AMENDMENT. The planning commission and Council may vary one or more of the requirements of Section 3 of this ordinance upon application being filed pursuant to Section 2 hereof. However, when such variance is requested at the same time as the application for the park is filed, such variance request may be processed concurrently with the application and will not require an additional filing fee, separate public hearing, or separate notice of public hearing. No waiver may be made for any provision required by ORS Chapter 446 or other state laws.

Section 11. SEVERABILITY. In the event any provision or section of this ordinance shall be declared invalid, it shall not affect the validity of any other section or of the ordinance as a whole.

Section 12. ENFORCEMENT AND PENALTIES. Upon failure to comply with any of the provisions of this ordinance or with any of the restrictions or conditions imposed hereunder, the Council may withhold any further permits and city utility services until correction is made. Violations of any provisions of this ordinance may also be prosecuted in Municipal

Court with each day the violation continues constituting a separate offense. A maximum fine of \$250.00 may be imposed for each offense.

PASSED by the Council this 17th day of January, 1972.

APPROVED by the Mayor this 17th day of January, 1972.



W. Adreske

M A Y O R

ATTEST:

John J. Schraeder

CITY RECORDER