

ORDINANCE No. 574

AN ORDINANCE PROVIDING FOR MOBILE HOME SUBDIVISIONS

WHEREAS, it is the intent of the City of Stayton to provide mobile home owners and owners of other premanufactured homes an alternative to renting in a Mobile Home Park, and

WHEREAS, it is the purpose of this Ordinance to establish areas within the City for permanent installation of mobile homes, primarily for resident owners, and to establish design features enabling mobile homes to blend with conventional housing,

NOW THEREFORE,

THE CITY OF STAYTON ORDAINS AS FOLLOWS:

Stayton City Code Section 8.10840 is enacted to read:

8.10840 Mobile Home Subdivisions - General Provisions

1. Minimum Standards. The requirements and standards set forth in this section are the minimum ones to which a mobile home subdivision must conform before City approval. No land within the City of Stayton shall be developed for use as a mobile home subdivision and no plan or plat will be filed or recorded until submitted to and approved by the City.
2. Location. A mobile home subdivision shall be permitted in MD (Medium Density) and HD (High Density) Zones only.
3. Design Standards.
 - a. Minimum size. Five acres per subdivision.
 - b. Minimum lot dimensions. The lots must be at least fifty (50) feet wide and at least 5,000 square feet.
 - c. Cul de sac. Minimum of 40-foot frontage and 50 feet at the building line.
 - d. Perimeter treatment. Boundary screening may be required to maximize compatibility.
 - e. Public improvements. Utilities, streets, sidewalks, and other public facilities shall meet City Standard Specifications.
4. Code Conformance. Mobile homes in mobile home subdivisions must conform in all respects to local, State and Federal requirements in effect at the time of their installation.

5. Dwelling Types Permitted.

- a. Mobile homes, modular homes or other premanufactured homes for residential purposes only, together with the normal accessory uses such as ramada, patio slab, carport or garage and storage buildings. Only one dwelling shall be permitted on a lot.
- b. The mobile home shall have an Oregon insigne with a date not previous to 1972. No reconstruction or equipment installation shall have been made to the mobile home unless it has been State approved as evidenced by an appropriate insigne.
- c. The units shall be equipped with skirting which in design, color, and texture appears to be an integral part of the adjacent wall of the mobile home. Each unit shall be covered by a roof with a minimum slope of 2:12.
- d. Each unit shall have a minimum of 500 square feet.

6. Yard Regulations. Minimum setbacks and yard regulations shall be as indicated below:

- a. Front Yard. No garage or parking structures shall be closer than twenty (20) feet from the front property line. All other buildings shall be set back at least fifteen (15) feet.
- b. Side Yards. A yard of not less than five (5) feet shall be on each side of the lot. Corner side yards shall not be used for clotheslines, incinerators, permanent storage of trailers, boats, recreational vehicles or of any materials.
- c. Rear Yards. Dwelling units shall be set back not less than ten (10) feet from the rear property line. Accessory buildings shall be set back not less than five (5) feet from the rear property line.
- d. All patio structures and swimming pools shall be a minimum of five (5) feet from any side or rear property line.

7. Building or Structure Height Limitations

- a. Residential Buildings. The maximum building or structural height shall be twenty-eight (28) feet.
- b. Accessory Buildings. The maximum building or structural height shall not exceed fifteen (15) feet.
- c. Non-Residential Buildings. The maximum building or structural height shall not exceed twenty-eight (28) feet.

8. Removal. If a mobile home is removed from its foundation and not replaced by another home within thirty (30) days, the owner of the lot shall disconnect and secure all utilities.
9. Application and Processing. Mobile home subdivisions shall be subject to the provisions of the Subdivision Ordinance to the same degree and in the same manner as conventional residential subdivisions.

PASSED BY THE COMMON COUNCIL THIS 3rd DAY OF May, 1982.

Signed by the Mayor this 3rd day of May, 1982.

Henry D. Pate
Mayor

ATTEST:

Ellen Vandenberg
City Administrator