

Repealed by  
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ORDINANCE NO. ~~73-9~~ 79

AN ORDINANCE TO REGULATE THE USE OF MOBILE HOMES WITHING THE CITY OF GARIBALDI: REPEALING ORDINANCE NO. 73; PROVIDING REMEDIES FOR THE VIOLATION THEREOF: AND DECLARING AN EMERGENCY.

THE CITY OF GARIBALDI DOES ORDAIN AS FOLLOWS:

Section I. Repeal

Ordinance No. 73 is hereby repealed.

Section II. Definition

A mobile home is defined as a vehicular or portable structure which is constructed for movement on the public highways; which is designed for use as a residence but which has not been demonstrated to conform to the requirements of the building code for other residences.

Section III. Use

A mobile home may be located anywhere in the City of Garibaldi except within 100' either north or south of Garibaldi Avenue (Highway 101), upon application first being made to the city for a building permit and payment of the fee therefore, together with furnishing to the city two copies of a plot plan and two copies of plans and specifications for any accessory structure, plus a survey by a registered surveyor if requested by the city.

Section IV. Mobile Home on Individual Lots

A mobile home on an individual lot shall comply with the following additional provisions:

(1) Only one mobile home shall be located on a lot not less than 50' X 100" in size, and the lot must be owned by the owner of the mobile home.

(2) The mobile home shall have a planned floor area of not less than 800 square feet, which may include an accessory storage area, of not <sup>LESS</sup>~~more~~ than 100 square feet.

(3) The mobile home must have the Oregon "Insignia of Compliance" as provided for by state law.

(4) The wheels of the mobile unit are removed and the unit placed on and securely anchored to a foundation having permanence and strength equal to that provided by a cement or concrete foundation. Further, unless the foundation is continuous, the unit has a continuous skirting of non-decaying, non-corroding material extending at least six inches into the ground or to an impervious surface. The skirting or continuous foundation shall have provisions for ventilation and access to the space under the unit, but such openings shall be secure against the entrance of animals, and shall be installed within 90 days of placement of the mobile home unit.

(5) No extension or outbuilding shall be attached to the mobile home. However, a carport, a covered or uncovered patio and a storage unit for incidental yard and household items may be erected adjacent to the exterior walls of the mobile home. Any such accessory structures shall observe

the same set back requirements as a primary unit.

(6) There shall be provided for each mobile home a carport or garage for at least one vehicle, such carport or garage shall be architecturally or esthetically compatible with the mobile home, and shall be erected within 90 days of the placement of the mobile home.

(7) Each mobile home shall have an accessory storage unit, having a floor area of not less than 100 square feet, such unit to be architecturally and esthetically compatible with the mobile home, and shall be constructed and completed prior to occupancy of the mobile home.

(8) The owner of the property agrees, in writing, to remove the foundation and all additions to the mobile home and to permanently disconnect sewer, water and other utilities if the mobile home is removed from its foundation. The agreement authorizes the city to perform the work and place a lien against the property for the cost of the work in the event the owner fails to accomplish the work within 30 days from the date on which the mobile home is moved from its foundation. This condition shall not apply in the event that the mobile home is replaced on the original foundation, or on the original foundation as modified, by another approved mobile home within 30 days of the original unit's removal.

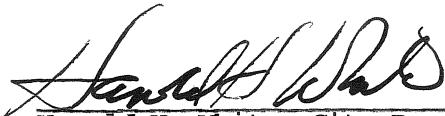
(9) The mobile home shall comply with those State of Oregon standards of construction and siting requirements adopted pursuant to Chapter 834, Oregon Laws 1973.

PASSED by the City Council and APPROVED by the Mayor this  
14th day of January, 1974.



R. C. Cumutt, Mayor

ATTEST:



Harold H. White, City Recorder