

GARIBALDI ORDINANCES
ORDINANCE NO. 163

AN ORDINANCE AMENDING THE ZONING ORDINANCE PROVISIONS FOR MOBILE HOMES, AND DECLARING AN EMERGENCY.

THE CITY OF GARIBALDI ORDAINS AS FOLLOWS:

Section 1: Section 3.030(1)(F) Commercial Zone, C-1, Uses Permitted Outright, is amended as follows:

F. Single family, duplex and multifamily dwellings.

Section 2: Section 3.030(3) Commercial Zone, C-1, Standards is amended to include an additional standard as follows:

F. Uses permitted in the C-1 zone shall not be housed in a mobile home.

Section 3: Section 4.105, Mobile Homes is amended as follows:

Section 4.105 Mobile homes.

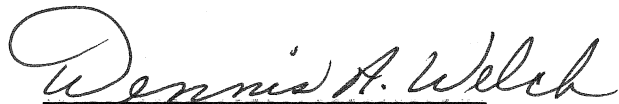
1. Mobile homes may be placed in those zones where they are permitted. An application for a placement permit, and the payment of a fee, shall be made to the City. The application shall include two copies of a plot plan as well as plans and specifications for any accessory structures. The City may also require a survey by a registered surveyor. The placement permit shall be approved prior to the placement of a mobile home.
2. Mobile Homes on Individual Lots: A mobile home placed on an individual lot, other than a lot in a mobile home park, shall conform to the requirements of the zone in which it is located, applicable State installation standards and the following additional provisions:
 - A. Only one mobile home shall be located on a lot of not less than 3,500 square feet in size and the lot must be owned by the owner of the mobile home.
 - B. The mobile home shall have a minimum width of 14 feet and contain a minimum floor area of 800 square feet.

- C. The mobile home shall have a roof with a minimum pitch of 3:12. The roofing material shall be composition, shake, shingle or tile.
- D. The mobile home shall have siding material, such as horizontal wood, vinyl or aluminum lap siding, similar to that used on houses constructed to the Uniform Building code.
- E. The mobile home's wheels, axles and hitch mechanism shall be removed prior to occupancy.
- F. All load bearing foundations, supports and enclosures shall be installed in conformance with the Oregon Building Codes Agency regulations and with the manufacturer's installation specifications. Mobile homes must also provide a permanent perimeter enclosure or be installed with an approved foundation skirting enclosing the entire perimeter of the home. The skirting material shall be weather resistant, and blend with the exterior siding of the mobile home. The perimeter enclosure must be completed prior to the occupancy of the mobile home.
- G. Each mobile home shall be provided with a wooden storage building of at least 96 square feet. The storage building shall be securely fastened to the ground. The building shall be constructed or placed within 90 days of the issuance of the placement permit. A storage building is not required for mobile homes that are provided with a garage.
- H. The mobile home shall bear an insignia of compliance with the Manufactured Housing Construction and Safety Standards Code verifying that the mobile home is not older than five years at the time of placement.
- I. 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 to place a lien against the property for the cost of the work in the event the owner fails to accomplish the work within 90 days from the date on which the mobile home is moved from its foundation.


This condition shall not apply in the event the mobile home is replaced on the original foundation, or on the original foundation as modified for another approved mobile home within 90 days of the original unit's removed.

Section 4: The City of Garibaldi deems an emergency to exist and this Ordinance shall be in full force and effect upon the passage and signing by the Mayor.

Passed by the City Council and Approved by the Mayor this 13th day of March, 1989.


Dennis A. Welch, Mayor

ATTEST:


Sandra Jones, City Recorder