

**IN AND FOR THE CITY OF BROOKINGS
STATE OF OREGON**

**In the Matter of an Ordinance Amending)
Chapter 17.32, Manufactured Home Residential of)
the City of Brookings Municipal Code.) Ordinance No. 08-O-615**

Sections:

- Section 1. Ordinance Identified.
Section 2. Amends Chapter 17.32 in its entirety.

The City of Brookings ordains as follows:

Section 1. Ordinance Identified. This ordinance amends Chapter 17.32, Manufactured Home Residential of Title 17, Land Development Code, of the Brookings Municipal Code (BMC) in its entirety.

Section 2. Amend Chapter 17.32, Manufactured Home Residential, is amended, in its entirety, to read as follows:

Chapter 17.32
MANUFACTURED HOME RESIDENTIAL (R-MH) DISTRICT

Sections:

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| 17.32.010 | Purpose. |
| 17.32.020 | Permitted uses. |
| 17.32.030 | Accessory uses. |
| 17.32.040 | Conditionals uses. |
| 17.32.050 | Minimum lot area and dwelling density. |
| 17.32.060 | Lot width, lot coverage and yard requirements. |
| 17.32.070 | Maximum building height. |
| 17.32.080 | Signs. |
| 17.32.090 | Parking. |
| 17.32.100 | Manufactured housing siting requirements |
| 17.32.110 | Other required conditions. |

17.32.010 Purpose.

The purpose of the R-MH district is to recognize and provide for residential areas where manufactured homes built to state and federal construction and safety standards may locate in a suitable environment for family living, and to protect and stabilize the residential characteristics of the district. The intent of these district regulations is to encourage provision of alternative modest income housing opportunities in certain residential areas by permitting the use of certain

manufactured homes therein, and to further recognize the trend toward homes of other than conventional construction. [Ord. 89-O-446 § 1.]

17.32.020 Permitted uses.

A. Single-family dwellings. Dwelling must have a garage or carport for each dwelling unit constructed of like materials;

B. Single-family ~~mobile~~, manufactured or modular unit on an individual lot, subject to BMC 17.32.100. [Ord. 89-O-446 § 1.] Dwelling must have a garage or carport for each dwelling unit constructed of like materials.

17.32.030 Accessory uses.

The following uses are permitted:

A. Guest houses containing no kitchen or kitchen facilities and limited to no greater than 500 square feet in size. Guest houses may not be rented or otherwise conducted as a business;

B. Home occupations, subject to the provisions of Chapter 17.104 BMC;

C. Other accessory uses and accessory buildings and structures, such as non-commercial greenhouses, customarily appurtenant to a permitted use. [Ord. 89-O-446 § 1.]

D. Boats, trailers, pick-up campers, motor homes and similar equipment may be stored, but not occupied, except as provided for temporary sleeping purposes in 8.15.087, BMC, on a lot in an "R" district; provided that:

1. Parking and storage shall be at least five feet from the front property line and at least three feet from a street and interior side or rear lot line, except however, no storage shall be allowed within the 20 feet of the corner along both property lines at a street corner;

2. All areas used for storage of such vehicle/equipment shall be paved or a graveled hard surface.

17.32.040 Conditional uses.

The following conditional uses may be permitted:

A. Recreation uses and facilities, including country clubs, golf courses, swimming clubs, but not including such intensive commercial recreation uses as a golf driving range, race track or amusement park;

B. Churches, subject to BMC 17.124.100;

C. Hospitals, rest, nursing and convalescent homes, subject to BMC 17.124.100;

D. Public or private schools, but not including a business, dancing, trade, technical or similar school, subject to BMC 17.124.010I;

E. Nursery schools and day care, subject to BMC 17.124.010;

F. Governmental structures or uses including parks and recreation facilities, fire stations, libraries, museums, but not including storage or repair yards, warehouses or similar uses;

G. Riding academies and public stables, subject to BMC 17.124.070;

H. Cemeteries, crematories, mausoleums, and columbariums subject to BMC 17.124.090;

I. Excavation and removal of sand, gravel, stone, soil or other earth products, subject to BMC 17.124.020 (commercial excavations);

J. Public and quasi-public halls, lodges and clubs, subject to BMC 17.124.120;

K. The keeping of horses, cattle, sheep and other livestock subject to BMC 17.124.190;

L. Planned unit developments, including duplex or multi-family development subject to provisions of Chapter 17.116 BMC;

M. Dwelling groups subject to BMC 17.124.180;

N. Utility substations or pumping stations subject to BMC 17.124.030;;

O. Bed and breakfast facilities, subject to the provisions of BMC 17.124.140;

P. Signs appurtenant to any conditional use and which do not comply with BMC 17.32.080;

Q. Manufactured home parks, subject to the provisions of BMC 17.124.160.

R. Short-term rentals pursuant to the provisions of BMC 17.124.170. [Ord. 01-O-446.MM; Ord. 98-O-446.DD § 7; Ord. 95-O-446.Y § 2; Ord. 95-O-446.X § 6; Ord. 93-O-446.L § 5; Ord. 89-O-446 § 1.]

S. Poultry farms and eggeries subject to the provisions of BMC 17.124.040.

T. Temporary living quarters for caretakers subject to the provisions of BMC 17.124.200.

17.32.050 Minimum lot area and dwelling density.

Minimum lot areas in the R-MH zone may be 6,000, 8,000, 10,000 or 12,000 square feet depending upon site, public service and neighborhood characteristics. [Ord. 89-O-446 § 1.] One dwelling unit may be sited on each lot or parcel.

17.32.060 Lot width, lot coverage and yard requirements.

Zone	Lot Width	Front Yard	Side Yard	Rear Yard	Maximum Lot Coverage
R-MH-6	60'	20'	5' *	5'	40%
R-MH-8	70'	20'	5' *	5'	40%
R-MH-10	80'	20'	5' *	5'	40%
R-MH-12	90'	20'	5' *	5'	40%

Provided however, that side yards abutting a street shall be a minimum of 15 feet in width; and

* Provided, that the nonstreet side yards and rear yard shall be increased by one-half foot for each foot by which the building height exceeds 15 feet. [Ord. 03-O-446.SS; Ord. 89-O-446 § 1.]

Rear Lots (Flag lot), created pursuant to BMC 17.172.061 have setback requirements of 10 feet from all property lines. Any irregularly shaped parcel with minimal street frontage is also subject to the 10 foot setback from all property lines.

17.32.070 Maximum structure height.

No structure shall be over 30 feet in height, except as provided in BMC 17.128.030 or BMC 17.124.130. [Ord. 98-O-446.DD § 7; Ord. 89-O-446 § 1.]

17.32.080 Signs.

Signs shall be permitted in accordance with Chapter 17.88 BMC. [Ord. 89-O-446 § 1.]

17.32.090 Parking.

Off-street parking shall be provided in accordance with Chapter 17.92 BMC. [Ord. 89-O-446 § 1.]

17.32.100 Manufactured housing siting requirements.

A. The unit shall be a double-wide and not less than 24 feet in width; similar site-built building or structure connected or joined to the unit will be permitted.

B. The unit shall have a wood-shake or composition roof with a minimum roof slope of three inches in 12 inches with not less than 12-inch eaves.

C. The unit shall have skirting which is commonly allowed under the Uniform Building Code (Oregon State Structural Specialty Code).

17.32.110 Other required conditions.

A. No residential structure shall be located within the ocean coastal shorelands boundary nor the Chetco Estuary shorelands boundary as defined in the comprehensive plan.

B Site plan approval required as provided in Chapter 17.80 BMC. [Ord. 89-O-446 § 1.]

C. Prior to any development activity on the property, the applicant must comply with 17.100.030, General Mitigation, BMC.


First reading:

Second reading:

Passage:

Effective date:

Signed by me in authentication of its passage this 24th day of June, 2008.


Mayor Larry Anderson

ATTEST:


City Recorder, Joyce Heffington