

**AN ORDINANCE AMENDING ORDINANCE NO. 271, TROUTDALE ZONING
ORDINANCE TO ALLOW ESTABLISHMENT OF A MOBILE HOME
SUBDIVISION OVERLAY DISTRICT**

WHEREAS, Amendments to the Zoning Ordinance have been reviewed by the Planning Commission and the City Council; and

WHEREAS, There is a need to develop standards to allow placement of mobile homes on individual lots in an exclusive mobile home subdivision; and

WHEREAS, Specific design requirements have been established in this ordinance to insure that mobile home neighborhoods blend with conventional neighborhoods:

NOW, THEREFORE BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF TROUTDALE THAT:

Section 10.060 MOBILE HOME DISTRICT

BE ADDED TO ORDINANCE NO. 271.

10.061 PURPOSE:

The purpose of the Mobile Home (MH) district is to allow for the permanent placement of mobile homes on individual lots in an exclusively mobile home subdivision, or within a Planned Development exclusively for Mobile Homes as applied to an R-7 or R-10 Residential District. It is the intent of this district to insure that mobile home neighborhoods blend with conventional neighborhoods by establishing specific design requirements for mobile homes on individual lots.

10.062 AREA OF APPLICATION:

The Mobile Home (MH) district may be combined with any R-7 or R-10 district. The MH district will be considered the overlay district while the residential district shall be considered the basic or underlying district. A MH district shall not be established on less than five acres of contiguous buildable land.

10.063 LAND USE:

No use, structure or land shall be used and no building or structure shall be hereafter erected, altered or enlarged in this district except for the following:

- .01 A single mobile home on an individual lot subject to

requirements of the underlying district, the Subdivision Regulations, and Section 10.066 of this district.

- .02 Accessory buildings such as garages, carports, studios, private workshops, play houses, private greenhouses, or other similar structures related to the dwelling in design, whether attached or detached.
- .03 Special uses such as parks, playgrounds, or community centers, churches, schools, and uses of similar nature, as provided in the Community Service section, when approved by the Planning Commission.

10.064 ESTABLISHMENT OF MOBILE HOME DISTRICT:

- .01 Application for a MH district shall be made by the property owner or an authorized agent on City of Troutdale application forms.
- .02 The Planning Commission and City Council shall hold public hearings on each application in accordance with requirements of Section 12.040 and 12.050 of this ordinance.
- .03 The MH zone change request shall be approved if the following exists:
 - (a) The zone change request is for a minimum area of five (5) contiguous, buildable acres.
 - (b) Adequate City sewer and water service is available.
 - (c) Streets are extended to City standards.
 - (d) Runoff can be accommodated without causing damage to downgradient properties.
 - (e) The request complies with the Comprehensive Plan and all other applicable City policies and standards.

10.065 EXPIRATION OF MOBILE HOME DISTRICT

If the Final Subdivision map has not been approved and recorded one (1) year from the date the MH district was approved, the Planning Commission shall review the MH district at a public hearing to determine whether or not continuation of the district is in the public interest. If the MH district is found not to be in the public interest the Planning Commission shall recommend to the City Council that the MH zoning on the property be removed. The City Council shall hold a public hearing on the revocation of the MH district and shall either maintain the district, revoke

the district or grant a time extension if it appears justifiable.

10.066 DEVELOPMENT STANDARDS:

A mobile home may be situated on an individual lot in a MH district subject to minimum standards and conditions set forth in this section.

- .01 Basic Services: Each lot shall be adequately served by public services and facilities such as water, sewer, storm sewers, sidewalks and improved streets which meet City standards.
- .02 Setbacks: A mobile home and its accessory structure(s) shall comply with standards of the underlying district.
- .03 Mobile Homes:
 - (a) Only those mobile homes used as permanent residences, manufactured after June 15, 1976 which exhibit the Oregon Department of Commerce "Insignia of Compliance" that indicates conformance with the Housing and Urban Development (HUD) standards shall be permitted.
 - (b) Mobile homes shall be 24 feet or wider with exterior dimensions enclosing a space of not less than 864 square feet.
 - (c) Mobile homes shall have siding materials similar to that presently used on houses constructed under the Uniform Building Code (UBC).
 - (d) Mobile homes shall have a composition or wood shingle or shake roof, at a slope of two inches in twelve inches (16 percent).
 - (e) Mobile homes shall be provided with at least two separate bedrooms, a kitchen having a sink, with hot and cold running water, and at least one bathroom equipped with a water closet, lavatory and bath tub or shower.
 - (f) The mobile home shall not be a recreational vehicle as defined in the ANSI-A 119.1-71 standards and the mobile home laws of the State of Oregon.
- .04 Ownership: The owner of the mobile home located in an MH district shall also be the owner of the parcel on which the mobile home is located.

- .05 Foundation: Mobile homes shall be placed on and securely anchored to a foundation that meets the standards of Chapters 25 and 29 of the Uniform Building Code. The wheels and towing assembly shall be removed from all mobile homes.
- .06 Removal of Mobile Homes: If the mobile home is removed from its foundation, the owner of the property shall agree to remove the foundation and all additions to the mobile home and permanently disconnect and secure all utilities. 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 removed from its foundation. This condition shall not apply in the event that the mobile home is replaced on the original foundation by another approved mobile home within 30 days of the original unit's removal.

PASSED BY THE COMMON COUNCIL OF THE CITY OF TROUTDALE THIS 8th DAY OF March, 1983.

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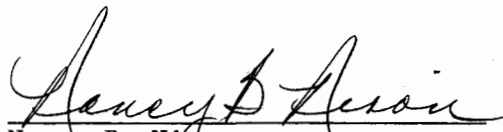
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Sam K. Cox, MAYOR

Date Signed: 3-9-83

ATTEST:



Nancy B. Nixon
FINANCE DIRECTOR/CITY RECORDER