

ORDINANCE NO. 444A

Introduced by Commissioner NORMAN MARTIN.

AN ORDINANCE REGULATING MOBILE HOMES WITHIN THE CITY OF WARRENTON, PROVIDING FOR STANDARDS OF CONSTRUCTION, SANITATION, SPACING, PROVIDING FOR SANITARY CERTIFICATES, CITY PERMITS, MOBILE HOME INSPECTION PROCEDURE AND DECLARING AN EMERGENCY.

THE CITY OF WARRENTON DOES ORDAIN AS FOLLOWS:

Section 1. DEFINITIONS

a. Mobile Homes. This term shall mean a vehicle or structure constructed with wheels for use on the public highways that has sleeping, cooking and plumbing facilities, is intended for human occupancy and is being used for residential purposes.

b. Trailer Parks. This term shall mean any privately owned place where two or more trailers used for human occupancy are parked within 500 feet of one another on a lot, tract or parcel of land under the same ownership.

Section 2. SANITARY CERTIFICATES

a. No mobile home, when used for human habitation, shall be located, parked or moved to any location within the City of Warrenton for a period longer than 48 hours outside a trailer park without the owner or occupant first obtaining a Certificate of Sanitation from the Auditor and Police Judge or Building Inspector. The Auditor and Police Judge or Building Inspector shall issue the same after ascertaining that the sanitary facilities meet with the standards provided in subsection b., Section 2 of this Ordinance.

b. No Certificate of Sanitation shall be issued unless and until the Auditor and Police Judge or Building Inspector of the City of Warrenton determines that the sanitation facilities provided by 183.310 to 183.510 and 446.062 of Oregon Revised Statutes and the rules and regulations adopted by the State Board of Health of Oregon pursuant thereto are complied with, and a copy of such rules and regulations shall be on file in the office of the Auditor and Police Judge of the City of Warrenton. Such sanitary

certificate shall be a prerequisite to issuance of a City Permit.

c. No occupant of a trailer shall allow water or waste material to leak out upon the ground from his trailer or any connection between his trailer and sewerage facilities.

Section 3. CITY PERMIT REQUIREMENTS

a. No mobile home shall be located, parked or moved to any location within the City of Warrenton for a period longer than thirty (30) days outside a trailer park, without the owner or occupant first obtaining a City Permit.

b. No City Permit shall be granted unless such mobile home is parked on a tract of land not less than 5000 square feet and not less than 100 feet in length and 50 feet in width and once so parked, shall be kept on the tract during the period of the permit.

Section 4. STRUCTURES

a. Any and all structures used or hereafter to be used in connection with the mobile home, used in connection therewith as a storeroom, housing of sanitary facilities or otherwise shall comply with provisions of Ordinance No. 319A of the City of Warrenton entitled "Building Code" and any amendments thereto. Full compliance with this Ordinance shall not violate the Building Code of the City of Warrenton.

Section 5. FIRE RESISTANT EXTERIORS

a. No City Permit shall be granted unless such mobile home is constructed of metal exterior walls and roof of equally fire resistant material.

Section 6. CITY PERMITS

a. Within thirty (30) days after a mobile home is used for human habitation, a permit shall be obtained from the Auditor and Police Judge or Building Inspector. Before such permit shall be issued, the Auditor and Police Judge or Building Inspector shall first inspect the premises and the mobile home, and if the Auditor and Police Judge or Building Inspector finds that Certificate of Page Two, Ordinance.

Sanitation has been issued and that all the provisions of this Ordinance have been complied with, a permit shall be issued, which permit shall be for such period of time as the mobile home remains on the tract but not to exceed one year. If the permit expires and the mobile home still remains on the tract, its owner or occupant may apply for a renewal of the permit not to exceed one year, upon compliance with all the terms and conditions of this Ordinance, as if such original permit had not been issued, and this renewal of the permit shall be granted to the owner or occupant of the mobile home only in the discretion of the City Commission. Only one renewal shall be permitted.

Section 7. APPLICATIONS

a. The Auditor and Police Judge shall keep applications at the City Hall. Upon the issuance of a City Permit and a Certificate of Sanitation, the same shall be available for inspection by any agent, officer or employee of the City. *The permit + Fee shall be \$2.00.*

Section 8. APPEAL

a. In the event any applicant is dissatisfied with the decision of the Auditor and Police Judge or Building Inspector, such applicant may file an appeal with the City Commission and the same shall be considered at the next regular Commission meeting.

Section 9. PENALTY

a. A violation of any provision of this Ordinance shall be punishable upon conviction in the Municipal Court in the City of Warrenton by a fine of not more than \$300.00 or imprisonment not exceeding 150 days, or both.

Section 10. EMERGENCY CLAUSE

a. Inasmuch as the number of mobile homes in the City of Warrenton has increased and may further increase and the City of Warrenton has no Ordinance or regulation especially in regard to sanitation and health rules and regulations of mobile homes, an emergency is hereby declared to exist for the immediate preservation of the peace, health and safety of the City of Warrenton and this Ordinance shall be in full force and effect from and after its

passage and approval by the Mayor.

Passed by the City Commissioners of the City of Warrenton
this 17 day of ^{June}~~July~~, 1963.

Approved by the Mayor of the City of Warrenton this 17
day of ^{June}~~July~~, 1963.

H. Gramson
Mayor

ATTEST:

E. R. Baldwin
Auditor and Police Judge