

ORDINANCE No. 768-A

Introduced by Commissioner Leslie W. Newton

**AMENDING THE CITY OF WARRENTON ZONING ORDINANCE No. 726-A**

WHEREAS, certain changes are necessary to update and amend the City of Warrenton Zoning ordinances; and

WHEREAS, the Warrenton Planning Commission has recommended said changes to the Warrenton City Commission;

NOW, THEREFORE, the Warrenton City Commission does ordain as follows:

Section 1. The City of Warrenton Zoning and Comprehensive Plan ordinances are hereby amended as set forth in Exhibit "A: and Attachment "1," both attached hereto and by this reference incorporated herein.

Section 2. It any article, section, subsection, subdivision, phrase, clause sentence or word in this ordinance shall, for any reason, be held invalid or unconstitutional by a court of competent jurisdiction, it shall not nullify the remainder of the ordinance but shall be confined to the article, section, subdivision, clause, sentence or word so held invalid or unconstitutional.

First reading: 2 July 1984

Second reading: 16 July 1984

Passed by the Warrenton City Commission, this 16th day of July, 1984.

Approved by the Mayor of the City of Warrenton, Oregon, this 16th day of July 1984.

  
Mayor

ATTEST:


  
Auditor and Police Judge

EXHIBIT "A"

Proposed Revision to Zoning Ordinance

CITY OF WARRENTON

Revision #1: Adoption of Mobile Home Subdivision Standards - Attachment I

Revision #2: Section 3.023-2 (add to heading in R-40 zone)

(2) Setback Requirements: For Mobile Home Subdivisions, refer to Section 8.540

Revision #3: Section 3.024 (add item 4 in R-40 zone)

(4) Mobile Home Subdivision Standards in Article 8.5

Revision #4: Section 3.032-3 (revise number of dwelling units in R-40 zone)

(7) Mobile home subdivisions and conventional home/mobile home subdivisions which have a minimum of [20] 8 dwelling sites.

Revision #5: Section 3.033-1 (revise density provisions in R-10 zone)

(1) Density provisions:

- a. The lot area shall be a minimum of 10,000 square feet for single-family dwellings within existing subdivisions, and individual, un-subdivided parcels.
- b. The overall density on any parcel shall not exceed [4.4] 5.8 dwelling units per gross acre for new subdivisions approved after 1 June 1984.
- c. The lot width at the front building line shall be a minimum of [90] 60 feet.
- d. The lot depth shall be a minimum of [90] 60 feet.

Revision #6: Section 3.033-2 (revise setback requirements in R-10 zone)

(2) Setback requirements: For Mobile Home Subdivisions, refer to Section 8.540

- a. The front yard shall be a minimum of [20] 10 feet.
- b. Each side yard shall be a minimum of [15] 10 feet.
- c. The rear yard shall be a minimum of [30] 10 feet.

Revision #7: Section 3.034 (add item 5 in R-10 zone)

(5) Mobile Home Subdivision Standards in Article 8.5

Revision #8: Section 3.042-6 (revise number of dwelling units in RM zone)

(6) Mobile home subdivisions with a minimum of [30] 8 dwelling sites.

Revision #9: Section 3.043-1 (revise density provisions in RM zone)

(1) Density provisions:

- a. The lot area shall be a minimum of 10,000 square feet for single-family dwellings and duplexes within existing subdivisions, and individual, un-subdivided parcels.
- b. The overall density on any parcel shall not exceed [9] 5.8 dwelling units per gross acre for new subdivisions approved after 1 June 1984.
- c. The lot width at the front building line shall be a minimum of [80] 60 feet.

Revision #10: Section 3.043-2 (revise setback requirements in RM zone)

(2) Setback requirements: For Mobile Home Subdivisions, refer to Section 8.540

- a. The front yard shall be a minimum of [20] 10 feet.
- c. The rear yard shall be a minimum of [20] 10 feet.

Revision #11: Section 3.044 (add item 4)

(4) Mobile Home Subdivision Standards in Article 8.5

Revision #12: Section 3.073-1a (revise density standards in C-2 zone)

- a. The minimum lot area shall be [40,000] 5,000 square feet.

Revision #13: Section 3.093-14 (add Conditional Use to C-4 zone)

(14) Multi-family housing.

Revision #14: Section 15.120 (revise Abatement and Penalty clause in zoning ordinance)

- (1) A person violating a provision of [the] this ordinance shall, upon conviction, (be punished by imprisonment for not more than ten (10) days or by fine of not more] be subject to a fine not less than One Hundred (\$100.00) dollars [or both], nor more than \$1000.00. A violation of this ordinance shall be considered a separate offense for each calendar day the violation continues.

Revision #15: Section 3.071 (add Conditional Use to C-2 zone)

(4) Government services and public facilities.

ATTACHMENT I

ARTICLE 8.5 MOBILE HOME SUBDIVISION STANDARDS

Section 8.510 Intent

This article is intended to provide supplementary provisions to the applicable residential zones, regulating the development of mobile home or conventional home/mobile home subdivisions, recognizing that a mobile home subdivision is a unique type of residential use which deserves special consideration due to its impact upon the community.

Section 8.520 Location Standards

Mobile homes for residential purposes will be permitted in special mobile home subdivisions that meet appropriate standards. New mobile home or conventional home/mobile home subdivisions will be permitted as conditional uses in medium, intermediate and low-density residential districts.

Section 8.530 Area Standards

- (1) The minimum lot area standards for the basic residential zones shall apply to the mobile home or conventional home/mobile home subdivision.
- (2) Mobile home or conventional/mobile home subdivisions shall require a minimum of four (4) gross acres for development, and shall be appropriately designated on the subdivision plat and approved by the City of Warrenton.

Section 8.540 Development Standards

- (1) Installation of mobile homes shall comply with standards of the State of Oregon in addition to the City of Warrenton standards.
- (2) Only mobile homes to be used for permanent residence shall be permitted installation in a mobile home or conventional/mobile home subdivision. Such mobile homes shall be at least twenty-four (24) feet wide with exterior dimensions enclosing a space of not less than 840 square feet. In addition, the mobile home shall have exterior siding materials similar to that presently used on conventional houses, including painted or stained wood, Masonite, aluminum or fiberglass with lapped siding, board or batt or board-on-board motif, and shall exclude flat, unbroken, metallic sheeting. The roof slope shall be at a minimum of 3:12 pitch with either a composition, shingle, shake or tile roof.
- (3) Only those mobile homes to be used for permanent residence, manufactured after 15 June 1976, which exhibit the Housing and Urban Development (HUD) "certification label", indicating conformance with the Federal Mobile Home Construction and Safety Standards shall be permitted. No reconstruction or equipment installation shall have been made to the mobile home unless it has been state-approved as evidenced by an appropriate insignia.

- (4) Foundations and set-up: One- or two-story mobile homes, with or without a basement, shall be attached to permanent foundations. The foundation may be exposed without the siding required by Paragraph (3) of this section for a maximum height of 24 inches above grade. The foundations shall be of sufficient size and strength to support all loads imposed thereon. Supports shall be provided to withstand the seismic, lateral, vertical, horizontal, uplift and overturning wind forces on a mobile home, based on accepted engineering design standards, as may be required by the Building Official. All wheels and towing assemblies shall be removed. Refer to Section 4.010 to 4.012 for flood hazard requirements.
- (5) Removal: If a mobile home is removed from its foundations and not replaced by another home within 60 days, the owner of the lot shall immediately thereafter remove the foundation, additions and accessory structures, fill all excavations so as to avoid a nuisance designation, and disconnect and secure all utilities, unless an extension of time not to exceed 60 days is granted by the Building Official for good cause shown.
- (6) No roof shall be constructed over a mobile home independent of the structure.
- (7) Set-back requirements:
  - a. The front yard shall be a minimum of 10 feet.
  - b. Each side yard shall be a minimum of 10 feet.
  - c. The rear yard shall be a minimum of 10 feet.