

ORDINANCE No. 575

CITY OF SHERWOOD, OREGON

AN ORDINANCE AMENDING ORDINANCE No. 402 OF THE GENERAL ORDINANCES OF THE CITY OF SHERWOOD AS ENACTED ON DECEMBER 3, 1948, ESTABLISHING A MOBILE PARK ZONING CLASSIFICATION DEFINING THE USES THEREOF, GRANTING A CHANGE OF ZONE OF CERTAIN LANDS FROM RESIDENTIAL TO MOBILE PARK USE, AND DECLARING AN EMERGENCY.

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THE CITY OF SHERWOOD DOES ORDAIN AS FOLLOWS:

That the City Council of the City of Sherwood finds:

Section 1: That there has been filed with the City Recorder an application for rezoning of Lot 12, except the Westerly 50 feet thereof, and Lot 13, of SHERWOOD ACRES, from the present zoning classification of residential to mobile park uses.

Section 2: That the zoning ordinances of the City do not now include mobile park zoning classification.

Section 3: That the City Planning Commission has conducted a public hearing with respect to the proposed amendment to Ordinance No. 402 of the General Ordinances of the City of Sherwood to establish a mobile park zoning classification and has further considered the matter of rezoning Lot 12, except the Westerly 50 feet thereof and Lot 13, Sherwood Acres, to mobile home park zoning classification.

Section 4: That a public hearing was duly and regularly called and held by the City Council of the City of Sherwood on May 8, 1968, at which time and place all interested persons were afforded an opportunity to be heard with respect to the proposed amendment of the city zoning ordinance to establish a mobile home park zoning classification and with respect to a proposal to change the zoning classification of the lands hereinafter described from residential to mobile home park uses.

Section 5: That Zoning Ordinance No. 402 of the City of Sherwood be and the same is hereby amended by adding thereto a new section numbered Section 5A, reading as follows:

Section 5A. Mobile Home Park. A mobile home park district shall include mobile home areas consisting of premises proposed to be developed or developed for the purpose of rental of spaces for parking of mobile homes, trailer coaches and transient vehicles utilized for living quarters or sleeping purposes and including all appurtenant buildings, structures, vehicles or enclosures used or intended for use as a part of the equipment of such facility or park, and subject to the uses and conditions hereinafter set forth.

The Planning Commission may authorize a trailer park as a conditional use providing it meets the requirements of Chapter 446, Oregon Revised Statutes, and the requirements of the Oregon State Board of Health.

The district may be created upon petition for an amendment to the Zone Map. When petitioning for this zone change, there shall be provided a plot plan by a registered engineer, complete in detail, and showing the following:

- a. Location and legal description.
- b. Entrance to and exits from the court.
- c. Vehicular roadways, driveways, and pedestrian walks.
- d. Design, showing size and arrangement of mobile home lots and stands, location of roadways, service and utility buildings.
- e. Topography of two-foot contour intervals.
- f. Areas set aside for recreation, clothes washing and drying, storage, and paved off-street parking (see "Off-Street Parking" section).
- g. Fencing and screen planting on the premises.
- h. Provisions for trash and garbage removal.
- i. Gas, electric and phone service connections to each space; service connections shall be underground.
- j. Provisions for the lighting of roadways, driveways, and pedestrian walks.
- k. Water and sewer availability and distribution lines to each space.
- l. Typical lot plan.

General Specifications.

a. The minimum plot shall not be less than five acres and the density of mobile homes shall not be greater than 14 to the net acre. Net acreage is defined as the acreage remaining after the deduction of the areas set aside for storage, recreation, clothes drying, garbage and trash collection points, utility and service building areas, and spaces, roadways, driveways, walkways, and off-street parking areas. Any extension of less than five acres shall require new plans under the same conditions as above.

b. When considering a zone change for mobile home courts, the Planning Commission shall refer to the following requirements:

(1) The district shall be allowed only abutting adequate streets and highways not less than 60 feet wide.

(2) Due consideration shall be given to the environmental factors involved, in order that liveability may be secured, and any adverse effects to the surrounding property values or uses eliminated.

(3) In construing liveability, recognition shall be given to the setting of mobile homes on lots, the availability of schools and shopping facilities, and the nature of the abutting zone districts.

(4) The applicant shall consult with the school district officials and secure a written statement to be submitted with the application as to the impact on the school district caused by the increased number of school children from the increased residential density of the mobile home court.

(5) In no instance shall a mobile home district be created in an area where it would be completely surrounded by single-family residences or single-family residential zone district, nor in an area where the entrance and exits would front on a single-family zone district.

(6) The court shall be so arranged that all mobile home lots and accessory buildings shall face on an interior roadway. Any lots abutting a dedicated public right-of-way shall be fenced and screen planted.

Permitted Uses. No building, structure or land shall be used, and no buildings shall be erected, structurally altered or enlarged, except as provided herein.

a. Uses by right. The following uses may be operated as uses by right:

(1) Mobile homes.

(2) Accessory buildings and uses incidental to and in conformance with the above use.

(3) Schools, public and parochial; provided that structures and buildings are set back at least 50 feet from side lot lines and 100 feet from front property lines.

(4) Church or parish house, provided the church is set back 30 feet from all side lot lines; provided that each church and/or parish house is situated on at least one-acre parcel; and provided that approval of the Planning Commission is secured.

Mobile Home Court Requirements.

a. Minimum width - 250 feet.

b. Minimum front yard setback - 25 feet.

c. Minimum side yard setbacks - 10 feet along interior lot lines; 25 feet along public side streets.

d. Minimum rear yard setback - 15 feet; except when the rear yard abuts a dedicated public right-of-way, the minimum shall be 25 feet.

Mobile Home Lot Requirements.

a. Minimum area.

(1) A maximum of 10 percent of the total lots may be 2,500 square feet.

(2) A minimum of 40 percent of the total lots must be 2,800 square feet.

(3) A minimum of 50 percent of the total lots must be 3,200 square feet.

b. Maximum height of structures.

(1) Mobile homes - 16 feet.

(2) Accessory buildings - 26 feet.

c. Minimum width of mobile home lot at setback line - 25 feet.

d. Minimum front yard setback of lot (this shall mean the entry side of the mobile home) - 25 feet.

e. Minimum end yards setback of lot for yards with double frontages (these are considered as the front and rear of the mobile home) - 10 feet, each end.

f. Minimum rear yard setback of lot - 10 feet along interior lot lines.

g. Minimum side yards - 10 feet along the street side of interior roadways or driveways.

Court Accessory Building Setbacks.

a. Minimum front yard - 50 feet from public right-of-way.

b. Minimum side yard - 25 feet from interior roadway.

c. Minimum rear yard - 15 feet; except if backing onto a dedicated public right-of-way, 25 feet.

General Rules.

a. No mobile home shall be parked closer than 15 feet to a private interior roadway and each mobile home must have access to said roadway.

b. Entrance and exit roadways shall connect to a dedicated public right-of-way and shall not be less than 36 feet wide from flow line to flow line. Private circulation roadways shall be continuous, shall connect to entrance and exit roadways, and shall not be less than 36 feet wide. Interior roadways shall be 36 feet wide from flow line to flow line. All roadways or driveways shall be hard surfaced with asphalt or concrete.

c. For each mobile home lot there shall be provided:

(1) Recreational area in the amount of 300 square feet.

(2) Clothes drying space in the amount of 50 square feet (in the event mechanical clothes dryers are provided, this provision may be reduced 50 percent).

(3) One off-street parking space for each lot. See "Off-Street Parking" section.

d. Service and utility buildings and appurtenances, garbage and trash containers, racks and rack locations, rodent and insect control, water and sewage provisions, and dependent mobile home locations in relation to service and utility buildings must meet with the approval of the City of Sherwood branch of the Health Department and the City Council of The City of Sherwood.

e. Wheels shall not be removed from any mobile home, except for a reasonable period of time for repair purposes.

f. If any part of these regulations conflicts with the rules and regulations of the County Health Department, the more restrictive of the two shall apply.

g. Signs. See Signs and Outdoor Advertising section.

Section 6: That the following described lands in the City of Sherwood, County of Washington and State of Oregon heretofore classified and included within the residential zoning classification be and the same are rezoned and reclassified to permit the use thereof for mobile home park purposes, subject to the conditions hereinabove set forth applicable and defined with respect to mobile home park district as may be required by the planning commission of the City of Sherwood:

Lot 12, except the Westerly 50 feet thereof, and Lot 13, of SHERWOOD ACRES, City of Sherwood, County of Washington, State of Oregon.

Section 7: That the Planning Commission of the City of Sherwood be and it is hereby authorized and directed to prescribe such conditions of those hereinabove set forth as may be, in the discretion of the planning commission applicable in the premises.

Section 8: Inasmuch as there presently is not included within the zoning ordinances of the City of Sherwood any provision for a mobile home park use and it is imperative for the peace, health and safety of the people of the City of Sherwood that the establishing of mobile home park zoning classification and defining the limitations, conditions and uses thereof be accomplished without delay an emergency is hereby declared to exist and this ordinance shall take effect immediately upon its adoption and approval.

**PASSED:** By the Council, by unanimous vote of all Council members present, after being read by caption three times, and in body, once, this 16 day of May, 1968.

Marjorie Stewart  
Recorder - City of Sherwood

**APPROVED:** By the Mayor, this 16 day of May, 1968.

A. A. Eichberger  
Mayor - City of Sherwood