

ORDINANCE NO. 821

AN ORDINANCE AMENDING CITY ZONING ORDINANCE NO. 807

NOW THEREFORE, the City of Prineville does ordain as follows:

SECTION 1.

- A. The City Council of Prineville, Oregon recognizing that the Prineville Zoning Ordinance, Ordinance No. 807 is in need of periodic revision and amendment to improve that ordinance in its comprehension, application and enforcement in the City of Prineville. In the interests of the public health, safety and general welfare of the City residents and in accordance with the recommendations of the Prineville City Planning Commission, the City Council hereby determines the necessity of amending Ordinance No. 807, in order to revise and provide for a more workable Ordinance which is consistent with the Prineville Comprehensive Plan.
  
- B. The City Council further determines and takes public notice that this amendment of Ordinance No. 807, by the actions as set forth hereinabove and below, are in compliance with the Comprehensive Plan of the City of Prineville, the public hearing process conducted by the City Planning Commission on the 18th day of September and the 2nd day of October, 1979 prior to its recommendation from the Planning Commission and receipt thereof by the Council, and by the public hearing process conducted by this Council prior to its adoption of this ordinance.

SECTION 2.

Pursuant to the authority and in accordance with the procedures required by Article 8 of the Prineville City Zoning Ordinance No. 807 and 227.115, Ordinance 807 is by this Ordinance amended as follows:

A. Section 3.030 (2)(n) of City Ordinance No. 807 as now written is to be deleted.

B. Section 3.030 (2)(n) of City Ordinance No. 807 is amended to read as follows:

Mobile Homes as a Conditional Use as a single-family dwelling on an individual lot in a General Residential-Mobile Zone, R-3.

C. Section 3.030 (7) is amended to read as follows:

The following standards shall apply to a mobile home permitted as a Conditional Use on an individual lot in a General Residential-Mobile Zone R-3, or as otherwise specifically set forth in a particular zone,

- a) The owner of the mobile home shall be the owner of the lot on which the mobile home is located, and the occupant of the mobile home, except as approved by the Commission.
- b) The mobile home shall be a double wide or wider unit and shall contain a minimum of 950 square feet of living space.
- c) The mobile home shall be placed on and securely tied down to a foundation having permanence and strength equal to that provided by a concrete or masonry block foundation, and such foundation shall be installed according to manufacturer's instructions approved by the State Department of Commerce, and all road and transient lights, wheels and hitch shall be removed.
- d) All plumbing, electric and gas service connections shall be made according to instructions approved by the State Department of Commerce.
- e) The mobile home shall have a continuous skirting of the same or similar material of the structure. Unless the mobile home is placed on a basement foundation, any variations to skirting construction

shall be approved by the County Building Official prior to construction.

- f) The mobile home unit shall be manufactured after June 15, 1976, and bear the Oregon Department of Commerce 'Insignia of Compliance'. All pre-owned and pre-occupied units (i.e. used) shall be inspected by the Building Official prior to installation and occupancy to insure compliance with applicable standards required for the 'Insignia of Compliance' and to insure that such units are in such a condition as to not be detrimental to the public health, safety and general welfare or to adjoining properties.
  
- g) All mobile home accessory buildings and structures shall comply with state and local construction and installation standards. Mobile home accessory structures include porches and steps, awning, cabanas, carports, or any other structure or addition that depends in part on the mobile home for its structural support, or in any manner is immediately adjacent to or attached to the mobile home. Such structures or additions shall not total more than 30% of the total living space of the mobile home and such structures or additions combined. Roofing and siding materials shall be of similar material and color and complementary to the existing mobile home unit. Ramadas shall not be permitted.
  
- h) The owner of the property shall remove the foundation and all accessory structures and additions to the mobile home and permanently disconnect sewer, water and other utilities if the mobile home is removed from its foundation unless otherwise authorized by the City. In the event the owner fails to accomplish said work within 60-days from the date on which the mobile home is moved from

its foundation, the City may perform such work and place a lien against the property for the cost of such work. This condition shall not apply in the event that the mobile home is replaced on the original foundation or on the original foundation as modified, or by another approved mobile home within 60-days of the original unit's removal. Said lien may be initiated by the City.

- i) There shall not be more than four (4) accessory buildings allowed to any mobile home. Accessory buildings include garages, wood sheds, workshops, playhouses, greenhouses and similar uses.
- j) Storage of materials such as tools, equipment, building materials shall be contained in an accessory building.

### SECTION 3. CONFORMITY WITH THE LAW.

This Ordinance will not in any way substitute for, nor eliminate the necessity for conformity with any and all laws or rules of the State of Oregon or its agencies, or any ordinance, rule or regulation of the City of Prineville.

### SECTION 4. SEPARABILITY.

If any section, subsection, sentence, clause or phrase of any portion of this Ordinance is for any reason held invalid, or unconstitutional by a court of competent jurisdiction, such portion shall be deemed as a separate, <sup>DISTINCT</sup>~~distinct~~ and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

### SECTION 5. PREVIOUS ZONING ORDINANCE VALIDATED.

The Prineville City Zoning Ordinance No. 807, adopted the 22nd day of August, 1978 and subsequent ordinances by the Council of the City of Prineville, herein before adopted, is hereby validated, and shall remain in full force and effect until amended, revised or repealed in the manner provided for by said ordinance or state statute.

SECTION 6. EFFECTIVE DATE.

This Ordinance shall be in full force and effect immediately on the date set forth in the emergency clause herein.

SECTION 7. EMERGENCY CLAUSE.

In order to carry out the recommendations of the Planning Commission with the greatest expediency and recognizing the benefits to be derived from these amendments, it is appropriate and necessary that the terms and conditions of this amendatory Ordinance, which effectuates the amendment of the Prineville City Zoning Ordinance No. 807, become effective immediately; therefore, an emergency is hereby declared and this Ordinance shall become effective upon adoption by the Prineville City Council and approved by the Mayor in recognition of promoting the public health, safety and welfare that will be realized by the expeditious provision for a more comprehensive, convenient, and efficient ordinance which insures compatibility with the Comprehensive Plan of Prineville.

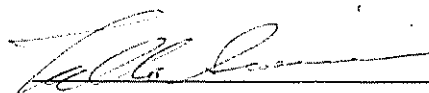
First Reading	October 23, 1979
Second Reading & Passed	October 23, 1979
AYES <u>7</u>	NAYES <u>0</u>

Passed by the City Council and  
endorsed by me the 23rd day of  
October, 1979

Signed this 23rd day of  
October, 1979



Arnold R. Evans, City Administrator/  
Recorder



Nello Giovanini, Mayor