

BEFORE THE BOARD OF COUNTY COMMISSIONERS

FOR THE COUNTY OF LINCOLN

ORDINANCE # 194

RECEIVED
JUL 11 1983

Lincoln County Legal Counsel

AN ORDINANCE AMENDING LINCOLN COUNTY ORDINANCE #34, 1974, AS AMENDED AND SPECIFICALLY AMENDING SECTIONS 6.050(8); 3.010(2)(r) and 6.050 AND DECLARING AN EMERGENCY

The Lincoln County Board of Commissioners ORDAINS as follows:

That Lincoln County Ordinance #34, 1974, as amended, be further amended to read as follows:

SECTION I: Section 6.050(8). Delete Section 8(a)-(h) and rewrite as follows:

8. Standards for Travel Trailer Parks.

A travel trailer park may be permitted as a conditional use when it meets the requirements of chapter 446, Oregon Revised Statutes and the Administrative Rules of the state of Oregon (OAR chapter 333). In addition, the minimum standards shall apply:

	Travel Trailer Park Other Zones <u>Where Permitted</u>	Travel Trailer Park <u>R-4</u>
a. Minimum size of trailer park:	2 acres	5 acres
b. Minimum size of trailer space:	2,000 sq. ft.	2,000 sq. ft.
c. Minimum width of trailer space:	30 feet	30 feet
d. Minimum length of trailer space:	60 feet	60 feet

- e. Minimum distance between trailer and street right-of-way: 20 ft. 20 ft.
- f. Minimum distance between trailer and all other property lines: 10 ft. 15 ft.
- g. Minimum distance between trailers: 15 ft. 15 ft.
- h. Minimum distance between trailer and community or service buildings: 20 ft. 20 ft.

SECTION II: Section 6.050(8)(a). Standards for Mobile Home Parks.

A mobile home park may be permitted as a conditional use when it meets the requirements of the Oregon Department of Commerce (OAR chapter 814) and the following additional standards of Lincoln County:

(a) Mobile Home Parks Outside Urban Growth Boundaries.

- 1. Mobile home parks shall have:
 - a. A minimum size of 1 acre
 - b. A minimum number of 4 spaces
- 2. Mobile home spaces shall have:
 - a. A minimum length of 40 feet
 - b. A minimum width of 30 feet
 - c. A maximum coverage of 75%
 - d. A minimum of 2 parking spaces
 - e. Clearly-defined boundaries marked by a fence, planting, or other suitable means
 - f. Electricity, potable water, and an approved means of sewage disposal

3. Mobile homes shall have the following setbacks:
 - a. A minimum distance of 25 feet from public streets rights-of-way.
 - b. A minimum distance of 10 feet from all non-street property lines.
 - c. A minimum distance of 10 feet from community or service buildings.
 - d. A minimum distance of 20 feet from other mobile homes.
4. Accessory buildings or structures, including community and service buildings, carports, cabanas, and ramadas, but excluding signs and fences, shall be at least 25 feet from public street rights-of-way.
5. Streets within mobile home parks shall have:
 - a. A minimum width of 20 feet if parking is prohibited and 30 feet if parking is permitted on one side.
 - b. Well-drained, durable and dustless surfaces improved to minimum public road standards of 4" of 3/4" crushed rock over a compacted subgrade, or other approved surface, and maintained in good condition.
 - c. Direct access to a public street.
 - d. Illumination of not less than one foot candle.
6. Walkways not less than three (3) feet wide and illumination of not less than one foot candles may be required to provide pedestrain access from mobile home spaces to community and service buildings. All walkways shall be well drained and have durable and dustless surfaces.

7. Play areas shall be required in parks where mobile home spaces are less than 4000 square feet and children under 14 are permitted. Play areas shall have at least 100 square feet per mobile home space, but regardless of the number of mobile home spaces, shall be no less than 2500 square feet. Play areas shall be restricted to that use and protected from all streets, driveways, and parking areas by a fence, or the equivalent thereof, at least 30" in height.
8. Screening consisting of a sight-obscuring fence and/or buffer strip of vegetation may be required along all property lines.
9. Occupants of a mobile home park shall be provided with receptacles for garbage.

(b) Mobile home parks proposed to be located within urban growth boundaries shall be required to conform to all ordinance standards of the adjoining city.

SECTION III: That the following be added to Section 3.010(2):

"r. Mobile Home Parks"

SECTION IV: SEVERABILITY CLAUSE: If any portion of the text or maps adopted by the ordinance is declared invalid or void, all other provisions of the text and maps shall remain in effect.

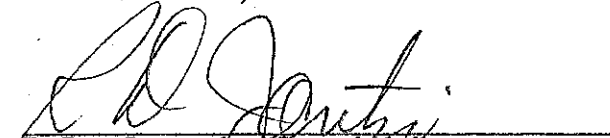
SECTION V: EMERGENCY CLAUSE: This ordinance, being necessary for the immediate preservation of the public peace, health, and safety, an emergency is declared to exist, and this ordinance takes effect of its adoption.

DATED this 29th day of June, 1983.

LINCOLN COUNTY BOARD OF COMMISSIONERS



G.E. Stuart, Chairman



R.D. Jantzi, Commissioner



Bob Deskins, Commissioner