

Lane Code
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SPECIAL HEAVY INDUSTRIAL DISTRICT (M-4)**10.182-05 Purpose.**

The Special Heavy Industrial District (M-4) is intended to accommodate relocation of existing heavy industrial uses which do not have sufficient room for expansion and to accommodate a limited range of other heavy industries. The District is also intended to accommodate new uses likely to benefit from local advantage for processing, preparing and storing raw materials, such as timber, agriculture, aggregate or by-products or waste products from other manufacturing processes. The retention of land in large ownerships is necessary to achieve the purposes of this District. As the necessary minimum key urban facilities and services are not available to these areas in the short term, onsite facilities may be provided on an interim basis subject to State, Federal, and local environmental quality standards. The District is also intended to recognize the interim use of land zoned M-4 for farm use and forest land production until the land is needed for Special Heavy Industrial use. *(Revised by Ordinance No. 10-82; Effective 7.9.82)*

10.182-10 Location.

The Special Heavy Industrial District is to be applied where the following conditions exist:

- (1) Land is designated "Special Heavy Industrial" in the Comprehensive Plan. *(Revised by Ordinance No. 10-82; Effective 7.9.82)*

10.182-15 Permitted Uses.

The following types of building and uses are permitted as hereinafter specifically provided for by this section, subject to the general provisions and exceptions set forth in this subchapter.

- (1) Lawful uses existing on a property at the time of the effective date of the application of this District to the property, and expansion or replacement of such uses which will result in an accumulated increase of no greater than 50 percent of the total ground floor and outside storage area lawfully existing on the effective date of the application of this District to the property.

- (2) The following agricultural uses:

- (a) General farming, including, but not limited to, the growing and raising of trees, vines, shrubs, berries, vegetables, nursery stock, hay grains, seed and similar food and fibre products.

- (b) Pastures and grazing.

- (c) The raising, tending or breeding of cattle, horses, sheep, goats, bees, swine, fowl or fur-bearing animals; such animal husbandry shall not be a part of, nor be conducted in conjunction with, any livestock yard, slaughter house or animal by-product business.

- (d) Dairying.

- (3) The management, growing, harvesting of forest products, including Christmas tree raising, but excluding primary timbers processing operations or vehicle and/or equipment maintenance facilities.

- (4) The following uses, when such uses are operated on the same property as, by the owner or operator of, and customarily provided in conjunction with a use permitted in LC 10.182-15(2) above, and are not a separate business or enterprise:

- (a) Hop, nut and fruit driers.

- (b) Feed mixing and storage facilities.

- (c) Hullers.

- (d) Mint distilleries.

- (e) Seed processing, packing, shipping and storage.
- (f) Plants for the storage or packing of agricultural products on the premises.
- (g) Wine processing.
- (h) Any other similar processing and allied farm commercial activities.
- (5) Sale of agricultural products and livestock grown or raised on the premises.
- (6) Sales stands for agricultural products not grown nor raised on the premises, such stands to be no greater than 300 square feet in sales area.
- (7) Single-family dwellings and mobile homes for persons employed on the premises and associated with a use allowed in the M-4 District.
- (8) Accessory buildings and uses customarily provided in conjunction with a use permitted in this District.
- (9) Minor Rural Home Occupations (see LC 10.342 for Rural Home Occupation provisions).
- (10) Public and semipublic buildings and structures rendering direct service to the public in local areas, such as fire stations, utility substations, pump stations and wells, and electric transmission lines.
- (11) Kennel, provided the following conditions are satisfied:
 - (a) For more than three dogs over four months of age, there shall be at least 5,000 square feet of lot area for each dog on the lot.
 - (b) Where the lot area is less than 20 acres, the maximum number of dogs over four months of age shall be eight.
 - (c) Where lot area is a minimum of 20 acres and when more than eight dogs over four months of age are accommodated, kennel structures and fenced runs shall be required for all such dogs in excess of eight and shall be located at least 100 feet from an adjoining property.
 - (d) All dogs shall be owned by the kennel owner, except those temporarily kept for the purposes of breeding.
- (12) Transportation facilities and uses as specified in LC 10.500-15(1) through
- (13). *(Revised by Ordinance No. 10-82; Effective 7.9.82; 10-04, 6.4.04)*

10.182-20 Special Uses --Hearings Official's Approval.

The following uses area subject to approval by the Hearings Official pursuant to Type III procedures of LC Chapter 14.

- (1) Kennels which do not satisfy the requirements for kennels allowed as a permitted use.
- (2) Sales stand for agricultural products not grown nor raised on the premises and which exceed 300 square feet in sales area.
- (3) Airport, heliport or aircraft landing field associated with a use allowed in the M-4 Districts.
- (4) Carnival or circus, outdoor.
- (5) Sanitary landfill or resource recovery related facility.
- (6) Rock, sand, gravel and loam excavation.
- (7) Sewage treatment plant.
- (8) Stable and academy, commercial riding.
- (9) Radio or TV transmission tower.
- (10) Facilities transmitting electrical current in excess of 150,000 volts in any single cable or line or group of cables or lines.
- (11) Expansion of a lawful preexisting use in excess of that allowed as a permitted use; change of use of lawful pre-existing structures to a use not otherwise allowed as an authorized use in the M-4 District.

(12) Uses primarily engaged in the processing, preparing and storage of the following uses and which are not otherwise allowed in the M-2 District.

(a) Food products (such as meat and poultry packing, fruit and vegetable canning, fish and seafood canning or curing).

(b) Lumber and wood products (such as sawmills, planing mills, millworks, pulp and paper mills, paperboard manufacturers)

(c) Stone, clay and concrete products (such as asphalt manufacturing or refining plants, brick or tile manufacturing, quarry or stone rock crushing, concrete block and related products manufacturing).

(d) By-products and waste products from other manufacturing processes (such as fertilizer, chemicals, fuels).

(e) Other uses similar to the above.

(f) Commercial and other industrial uses customarily associated with and incidental to the above uses.

(13) The relocation from within Lane County of other heavy industrial uses which require large amounts of land and are not otherwise allowed in the M-2 District.

(14) Transportation facilities and uses as specified in LC 10.500-15(14) through (17). *(Revised by Ordinance No. 10-82; Effective 7.9.82; 16-83, 9.14.83; 10-04, 6.4.04; 20-05, 6.16.20)*

10.182-25 Special Use Criteria.

Special uses authorized by LC 10.182-20 above shall be approved only upon submission of evidence the following criteria are met:

LC 10.182-20(1) through (10) above.

(1) The location, size, design and operating characteristics of the proposed use:

(a) will be compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding vicinity, and

(b) will not be adversely affected by the development of abutting properties and the surrounding vicinity.

(Consideration may be given to harmony in scale, bulk, coverage and intensity of use; to the harmful effect, if any, upon desirable neighborhood character, to the generation of traffic and the capacity of surrounding streets and roads; and to any other relevant impact of the use), and either

(2) The proposed use can reasonably be expected to be discontinued at the time of conversion of the general vicinity from urbanizable to urban industrial use, and approval can be conditioned accordingly, or

(3) The proposed use:

(a) Will be convertible to or compatible with the future, efficient urban industrial use of the property and the general vicinity as provided in the Comprehensive Plan, and

(b) Will not require nor generate the need for the premature extension of key urban facilities and services, based upon existing long-range public facility plans to provide such services to the area and other information provided by the agency or agencies responsible for the future provision of the services.

LC 10.182-20(11) above.

(4) As listed above for LC 10.182-20(1) through (10); and

(5) Where either water or sewage disposal facilities are not to be provided by a city or an existing public or private utility or special district:

(a) Demonstration of the ability to provide such adequate on-site facilities in a manner which will be compatible with any existing long-range public facility plans to provide such services to the area and which otherwise will not result in the creation of a new, special service district, and

(b) No short-term alternative exists for the provision of such services by a city or an existing public or private utility or special district, and

(c) The owner of the property has signed an agreement with the adjacent city which provides:

(i) The owner and his or her successors in interest are obligated to support annexation proceedings should the city, at its option, initiate annexation, and

(ii) The owner and his or her successors in interest agree not to challenge any annexation of the subject property.

(d) The agreement required in LC 10.182-25(5)(c) above shall be recorded in the Lane County Deed Records.

LC 10.182-20(12 and 13).

(6) As listed above in LC 10.182-25(5). *(Revised by Ordinance No. 10-82; Effective 7.9.82)*

10.182-30 Lot Area.

The minimum area for the division of new lots shall be 40 acres, except divisions of less than 40 acres shall be permitted when:

(1) The land is in the ownership of the person who owned the land on or before (the effective date of this subchapter), and

(2) Only one new parcel of less than 40 acres will result, and

(3) A specific development proposal for a use authorized in this District is submitted for the proposed parcel of less than 40 acres. *(Revised by Ordinance No. 10-82; Effective 7.9.82)*

10.182-35 Other Site and Development Requirements.

The requirements for setbacks, coverage, vision clearance and off-street parking shall be the same as provided in the M-3 District. *(Revised by Ordinance No. 10-82; Effective 7.9.82)*

10.182-95 Telecommunication Towers.

Notwithstanding the requirements in LC 10.182-05 through -35 above, telecommunication facilities are allowed subject to compliance with the requirements of LC 10.400 and with applicable requirements elsewhere in LC Chapter 10 including but not necessarily limited to: the Floodplain Combining Zone (LC 10.271); Greenway Development Permit (LC 10.322); the Coastal Resource Management Combining Zones (LC 10.240, 10.245, 10.250, 10.255, 10.260, 10.265, and 10.270); and Federal or State of Oregon inventories and regulations applicable to delineated wetlands and waters of the nation or state. *(Revised by Ordinance No. 4-02, Effective 4.10.02)*

INDUSTRIAL-COMMERCIAL URBANIZING COMBINING DISTRICT (ICU)

10.183-05 Purpose.

The Industrial-Commercial Urbanizing Combining District (/ICU) is intended to insure that:

(1) Any development in an urbanizable area be designed to conform to the development standard of the city to which the property will ultimately be annexed, and thus be usable for industrial or commercial use;

(2) Any development will not be developed in such a manner as to inhibit the development of nearby parcels to urban-intensity; and

(3) Expansion and urbanization occur in an orderly manner.

The /ICU District is applied to properties which are located within an adopted urban growth boundary and are capable of accommodating additional industrial or

commercial development. The /ICU Combining District may only be used in conjunction with another District. *(Revised by Ordinance No. 18-82 As Amended, Effective 8.13.82; 11-83, 4.13.83)*

10.183-10 Permitted Uses.

The following buildings and uses are permitted as hereinafter specifically provided for by this section, subject to the general provisions and exceptions set forth in this chapter.

(1) Lawful uses existing on a property at the time of the effective date of the application of this District to the property, and expansion or replacement of such uses, upon meeting the requisites of LC 10.183-40 below.

(2) The following agricultural uses:

(a) General farming, including, but not limited to, the growing and raising of trees, vines, shrubs, berries, vegetables, nursery stock, hay grains, seed and similar food and fibre products.

(b) Pastures and grazing.

(c) The raising, tending or breeding of cattle, horses, sheep, goats, bees, swine, fowl or fur-bearing animals; such animal husbandry shall not be a part of, nor be conducted in conjunction with, any livestock yard, slaughter house or animal by-product business.

(d) Dairying.

(3) The management, growing and harvesting of forest products, including Christmas tree raising, but excluding primary timber processing operations or vehicles and/or equipment maintenance facilities.

(4) Sale of agricultural products and livestock grown or raised on the premises.

(5) Sales stands for agricultural products not grown nor raised on the premises, such stands to be no greater than 300 square feet in sales area.

(6) One single-family dwelling per lot or one mobile home per lot in conjunction with a farm use or in conjunction with the management, growing or harvesting of forest products.

(7) Accessory buildings and uses customarily provided in conjunction with a use permitted in this subsection.

(8) Minor Rural Home Occupations (see LC 10.342 for Rural Home Occupation provisions). *(Revised by Ordinance No. 18-82 As Amended, Effective 8.13.82; 11-83, 4.1.83)*

10.183-15 Special Uses--Director Review.

The following uses are subject to approval by the Director pursuant to Type II procedures of LC Chapter 14, and are also subject to approval by the adjacent city according to LC 10.183-30 below.

(1) Mobile homes for persons employed on the premises.

(2) Sales stands for agricultural products not grown nor raised on the premises where such stands exceed 300 square feet in sales area.

(3) All other uses listed as permitted in the District with which the /ICU District is combined. *(Revised by Ordinance No. 18-82 As Amended, Effective 8.13.82; 16-83, 9.14.83; 20-05, 6.16.20)*

10.183-20 Special Uses--Hearings Official's Approval.

The following uses are subject to approval by the Hearings Official pursuant to Type III procedures of LC Chapter 14 and are also subject to approval by the adjacent city according to LC 10.183-30 below.

(1) Major Rural Home Occupations (see LC 10.342 for Rural Home Occupation provisions).

- (2) Camping vehicle parks.
- (3) Campgrounds.
- (3) All other uses listed as requiring conditional use approval in the District with which the /ICU District is combined. *(Revised by Ordinance No. 18-82 As Amended, Effective 8.13.82; 11-83, 4.1.83, 16-83, 9.14.83; 20-05, 6.16.20)*

10.183-25 Additional Use Limitations--Special Light Industrial Lands.

For land designated /ICU-50, special uses authorized by LC 10.183-15 and -20 above shall be further limited to such uses which are also authorized in either Eugene City Code Section 9.442, I-1 Special Industrial District, or Springfield Zoning Code Section 5.01, ML Special Light Industrial District, whichever city is adjacent to the property. *(Revised by Ordinance No. 18-82 As Amended, Effective 8.13.82)*

10.183-30 Review of Special Uses by Adjacent City.

For special uses authorized in LC 10.183-15 and -20 above, the following additional procedures shall apply relative to the required approval of the adjacent city:

(1) The Department shall refer the application to the adjacent city for appropriate action.

(2) The adjacent city shall take action on the application in accordance with the criteria provided in LC 10.183-35 and with the requirements provided in LC 10.183-50 below and shall report back to the Department on its finding. Failure to officially notify the Department of its finding of consistency with the criteria set forth in LC 10.183-35 below within 30 days from the date of receipt of the referral from the Department shall constitute a recommendation of consistency by the city.

(3) The Planning Director or Hearings Official, as the case may be, shall then take action on the special use application. If the County official's action is inconsistent with the finding of the adjacent city, the official shall make and enter findings from the record and conclusions therefor which support the decision, and the findings and conclusions shall specifically and particularly respond to the finding of the adjacent city. *(Revised by Ordinance No. 18-82 As Amended, Effective 8.13.82; 11-83, 4.1.83)*

10.183-35 Special Use Criteria.

Special uses authorized by LC 10.183-15 and -20 above shall be approved only upon submission of evidence the following criteria are met:

(1) The use will not generate, singly or in the aggregate, an additional need for key urban facilities and services: unless the applicant executes an annexation agreement as specified in LC 10.183-45(3)(b) below.

(2) For special uses as provided in LC 10.183-20(4) above, all other criteria applicable to a conditional use required by the District with which the /ICU District is combined.

(3) The use will be designed to conform to the development standards to the city to which the property will most likely be annexed as set forth in LC 10.183-50 below. *(Revised by Ordinance No. 18-82 As Amended, Effective 8.13.82; 11-83, 4.1.83)*

10.183-40 Additional Special Use Requirement.

(1) Except as specified below a use authorized by LC 10.183-15 and -20 above and any expansion or replacement authorized by LC 10.183-10(1) above shall require the execution of an annexation agreement between the applicant and the adjacent city, in the manner specified in LC 10.183-45(3)(b) below.

(2) The following uses may be expanded without fulfilling the requirements of LC 10.183-45(5)(b) below:

- (a) Canopies or coverings of existing lawful activities.
- (b) Renovation or efficiency remodeling which does not increase the demand on public facilities and/or services provided by the adjacent city.

(3) An applicant, who believes his or her expansion, replacement or development will not increase the service levels of public facilities and services as set forth in LC 10.183-35(1) above, and otherwise meets the requirement of LC 10.183-35(3) above, may apply to that city for an exception to the requirement of LC 10.183-45(2)(b) below as follows:

(a) The exception request shall be submitted in writing to the Planning Director of the adjacent city.

(b) The applicant shall set forth in the application how the proposed development will be consistent with LC 10.183-35(1) and (3) above.

(c) The Planning Director of the adjacent city shall review the exception request and prepare a staff report, together with a recommendation and forward the same to the County Planning Director or Hearings Official, as the case may be. The County official shall then take action on the exception request. If the County official's action is inconsistent with the finding of the adjacent city, the official shall make and enter findings from the record and conclusions therefor which support the decision, and the findings and conclusions shall specifically and particularly respond to the finding of the adjacent city.

(d) Failure of the City Planning Director to forward a report and recommendation to the County Hearings Official within 30 days of receipt of an application pursuant to LC 10.183-40(3)(a) above shall constitute a recommendation that the applicant's development is minor and does not require the execution of a consent to annexation agreement.

(e) Special exception requests may be processed simultaneously with the review by the city pursuant to LC 10.183-30 above. *(Revised by Ordinance No. 18-82 As Amended, Effective 8.13.82; 11-83, 4.1.83)*

10.183-45 Lot Area.

(Also see LC 10.300-20)

(1) The minimum area for the division of land for property within an area generally depicted as "Special Light Industrial" on the Comprehensive Plan map or diagram shall be 50 acres and shall be designated /ICU-50.

(2) The minimum area for the division of land for all other property zoned Industrial-Commercial Urbanizing Combining District shall be 10 acres and shall be designated /ICU-10.

(3) Exceptions to the requirements of LC 10.183-45(1) and (2) above, to no less than five acres, are permissible upon agreement by the adjacent city and the County that such lot size would be appropriate for the area, using the following standards:

(a) The approval of a conceptual plan for the ultimate development at urban densities in accord with applicable plans and policies, and

(b) The owner executes a consent to contiguous annexation as authorized by ORS 222.170. The agreement shall be binding upon his or her heirs or successors in interest. The agreement shall be recorded in the Lane County Deed Records. The agreement shall provide:

(i) Any annexation shall be contingent in its application to any particular annexation request upon the annexing city, within a logical and reasonable time, to provide for key urban facilities and services, including, where applicable, sanitary sewers, solid waste management, water service, fire protection, police protection, parks and recreation programs, electrical service, land use controls, communication

facilities, public schools on a district-wide basis (in other words, not necessarily within walking distance of all students served), paved streets and adequate provision for storm water runoff and pedestrian travel.

(ii) The city shall not levy assessments, taxes or fees against the consenting landowner not applied to properties of similar character throughout the rest of the city.

(4) Exceptions to the requirements of LC 10.183-45(1) and (2) above, to less than five acres, are permissible using the following standards:

- (a) As provided in LC 10.183-45(3) above, and either
- (b) The property will be owned or operated by a governmental agency or public utility, or
- (c) A majority of parcels located within 100 feet of the property are smaller than five acres.

(5) The city will not withhold approval of the division arbitrarily if it is in compliance with applicable plans, policies and standards, as interpreted by the city, as well as in compliance with the conceptual plan approved under LC 10.183-45(3)(a) above. *(Revised by Ordinance No. 18-82 As Amended, Effective 8.13.82; 11-83, 4.1.83)*

10.183-50 Site and Development Requirements.

The requirements for yards, setbacks, coverage, vision clearance, height, parking and off-street loading space shall be the same as provided in the respective District with which the /ICU District is combined, except as herein specifically modified according to the adopted Zoning District standards of the adjacent city as follows:

(1) For property zoned I-1/ICU-50, as contained in either Eugene City Code Section 9.442, I-1 Special Industrial District, or Springfield Zoning Code Section 5.01, ML Special Light Industrial District, whichever is applicable.

(2) For property zoned I-1/ICU-10, as contained in Eugene City Code Section 9.448, M-1 Limited Industrial District.

(3) For property zoned I-2/ICU-10, as contained in either Eugene City Code Section 9.462, M-2 Light Industrial District, or Springfield Zoning Code Section 5.02, MM Medium Industrial District, whichever is applicable.

(4) For property zoned M-3/ICU-10, either Eugene City Code Section 9.468, Heavy Industrial District, or Springfield Zoning Code Section, 5.03, MH Heavy Industrial District, whichever is applicable.

(5) For property zoned M-1 Light Industrial District, Section XII and zoned M-2 Heavy Industrial District Section XIII of the Junction City zoning ordinance. *(Revised by Ordinance No. 18-82 As Amended, Effective 8.13.82; 11-83, 4.1.83)*

10.183-55 Site Review Requirements.

Any property zoned /ICU which is also zoned SR, "Site Review" according to LC 10.335-15(3) shall require a Site Review Permit for any use requiring special use approval, notwithstanding the provisions of LC 10.335-18(2) and (3). The site review application shall be processed concurrent with the special use application. *(Revised by Ordinance No. 18-82 As Amended, Effective 8.13.82)*

MOBILE HOME DISTRICT (MH)

10.185-06 Criteria for Mobile Home District.

The following criteria should be taken into consideration in the establishment of mobile home districts:

(1) This district may be used as a buffer between commercial or light industrial and residential districts.

(2) Adequate buffering or screening may be required in order to make the mobile home district compatible with its adjacent and surrounding uses.

(3) This district should not be superimposed upon areas less than five acres in area nor more than fifty acres in area, unless it is shown that lesser or greater concentration of said use would be compatible with the surrounding property and its use. *(Revised by Ordinance No. 13-72; Effective 7.21.72)*

10.185-10 Permitted Uses.

(1) A mobile home may be placed, parked or located on any parcel of land in any RA, RG or RP district (LC 10.135, .145, and .150) that is designated by the suffix "MH," provided such mobile home is for residential use only.

(2) Normal accessories for a mobile home, such as an awning, cabana, ramada, patio, carport, garage or storage building shall be allowed in this district.

(3) All of the uses allowed in the basic zoning district shall also be allowed in a district with a Mobile Home (MH) suffix. *(Revised by Ordinance No. 13-72; Effective 7.21.72)*

10.185-20 Requirements and Regulations.

(1) No person shall maintain more than one mobile home on a single legal building site, other than in mobile home parks.

(2) All the requirements and regulations of the basic zoning district shall also apply to a district with a MH suffix. Mobile homes shall be subject to the same regulations and standards as a single-family dwelling in the basic zoning district.

(3) Before a mobile home or any accessories thereto are permitted under this District, a mobile home use permit shall be obtained from the Department of Health and Sanitation. *(Revised by Ordinance No. 13-72; Effective 7.21.72)*

MOBILE HOME PARKS

10.190-06 Criteria for Locating Mobile Home Parks.

In addition to the general provisions of this Ordinance for conditional use permits, Mobile Home Park conditional use permits shall have the following additional criteria:

(1) The site must have its primary direct access to an arterial street as shown on the Master Road Plan (LC Chapter 15).

(2) The site must not interrupt or interfere with existing or proposed future patterns of development. *(Revised by Ordinance No. 13-72; Effective 7.21.72; 17-73, 1.16.74)*

10.190-20 Site Plan Submission.

(1) Preliminary Site Plan Submission Requirements. In addition to the general conditional use permit application requirements of this chapter, the application for a conditional use permit to construct a new mobile home park or to expand an existing mobile home park shall be accompanied by a plot plan showing the general layout of the entire mobile home park and drawn to a scale not smaller than one inch representing forty feet. The drawing shall show the following information:

- (a) Name of the person who prepared the plan.
- (b) Name of the mobile home park and address.
- (c) Scale and north point of the plan.
- (d) Vicinity map showing relationship of mobile home park to adjacent properties.
- (e) Boundaries and dimensions of the mobile home park.

(f) Location and dimensions of each mobile home site; designate each site by number, letter, or name.

(g) Location and dimensions of each existing or proposed building.

(h) Location and width of park streets.

(i) Location and width of walkways.

(j) Location of each lighting fixture for lighting the mobile home park.

(k) Location of recreational areas and buildings, and area of recreational space.

(1) Location and type of landscaping plantings, fence, wall, or combination of any of these, or other screening materials.

(m) Location of point where mobile home park water system connects with public system.

(n) Location of available fire and irrigation hydrants.

(o) Location of public telephone service for the park.

(p) Enlarged plot plan of a typical mobile home site, showing location of the pad, patio, storage space, parking, sidewalk, utility connections, and landscaping.

(2) Final Site Plan Submission Requirements. At the time of application for a permit to construct a new mobile home park, or expansion of an existing mobile home park, the applicant shall submit four copies of the following required detailed plans:

(a) New structures.

(b) Water supply and sewage disposal systems.

(c) Electrical systems.

(d) Road, sidewalk and patio construction.

(e) Drainage system.

(f) Recreational area improvements. *(Revised by Ordinance No. 13-72; Effective 7.21.72; 17-73, 1.16.74)*

10.190-34 Access, Park Streets and Walkways.

(1) Access. A mobile home park shall not be established on any site that does not have frontage on and access to a county or public road which has a minimum right-of-way width of sixty feet.

(2) Park Streets. A park street shall connect each mobile home site to a public street or road. The park street shall be a minimum of thirty feet in width, with a surface width of twenty feet if no parking is allowed, and thirty feet if parking is allowed.

(3) Walkways. Walkways of not less than three feet in width shall be provided from each mobile home site to any service buildings and recreation area.

(4) Paving. Park streets and walkways shall be paved with a crushed rock base and asphaltic or concrete surfacing, according to the structural specifications established by the Department of Public Works. *(Revised by Ordinance No. 13-72; Effective 7.21.72)*

10.190-35 Off-Street Parking.

(1) A parking space shall be provided for each mobile home site, either on the site or within two hundred feet thereof in the mobile home park, which shall be not less than nine by twenty feet in size and paved with asphaltic macadam or concrete surfacing.

(2) Guest parking shall also be provided in every mobile home park, based on a ratio of one parking space for each four mobile home sites. Such parking shall be paved with asphaltic macadam or concrete surfacing, and shall be clearly defined and identified. *(Revised by Ordinance No. 13-72; Effective 7.21.72)*

10.190-36 Signs.

Signs may be installed as follows:

(1) One sign not exceeding eighteen square feet in area, which will be allowed on a tract of land under one ownership to designate the name of the mobile home park. The sign may be indirectly lighted, but shall be nonflashing. Said sign shall conform to the setbacks designated for structures in the zone in which it is located, or as is otherwise required under the conditional use permit.

(2) Incidental signs for the information and convenience of tenants and the public, relative to parking, traffic movement, office lavatories, etc., are allowed, provided such signs do not exceed three square feet in size.

(3) No nameplates or advertising signs of any other character shall be permitted. *(Revised by Ordinance No. 13-72; Effective 7.21.72)*

10.190-37 Fencing and Landscaping.

(1) Every mobile home park shall provide an ornamental, sight-obscuring fence, wall, evergreen or other suitable screening/ planting along all boundaries of the mobile home park site abutting public roads or property lines that are common to other owners of property, except for points of ingress and egress.

(2) Walls or fences shall be six feet in height. Where walls or fences are required along boundaries that abut on public roads, said walls or fences shall set back from the property lines to conform with setbacks for structures in the zoning district, or as is otherwise required in the conditional use permit. Evergreen planting shall not be less than five feet in height, and shall be maintained in a healthy living condition for the life of the mobile home park. All walls, fences and evergreen planting shall be approved by the Planning Commission.

(3) There shall be suitable landscaping provided within the front and side yard setback areas, and all open areas in the mobile home park not otherwise used. *(Revised by Ordinance No. 13-72; Effective 7.21.72; 17-73, 1.16.74)*

10.190-42 Area.

(1) Size of Mobile Home Park Site. No mobile home park should be created on a lot or parcel of land of less than five acres in area.

(2) Mobile Home Sites. There should be an average area of all mobile sites within a mobile home park of not less than three thousand square feet, but in no case shall any one mobile home site be less than twenty-five hundred square feet.

(3) Setbacks. No mobile home or accessory thereto shall be located any closer than twenty-five feet from a park property line abutting on a public street or road, ten feet from all other park property lines and ten feet from any such areas as a park street, a common parking area, or a common walkway.

(4) Spacing. A mobile home and accessories thereto shall be separated from an adjoining mobile home and its accessories by a minimum of ten feet.

(5) Overnight Spaces. Not more than five percent of the total mobile home park area may be used to accommodate persons wishing to park their mobile homes or camping vehicles overnight. *(Revised by Ordinance No. 13-72; Effective 7.21.72)*

10.190-49 Other Site Requirements.

(1) Recreational Area. It is desirable that two hundred square feet of recreational area be provided for each mobile home site. This area may be in one or more locations in the park, and shall be suitably improved and maintained for recreational purposes.

(2) Pad Improvements. Mobile home pads or stands shall be paved with asphaltic or concrete surfacing, or with crushed rock contained with concrete curbing.

(4) Accessories. Structures located on a mobile home site, in addition to the mobile home, shall be limited to the normal accessories, such as an awning, cabana, ramada, patio, carport, garage or storage building. No other structural additions shall be built onto or become part of any mobile home, and no mobile home shall support any building in any manner.

(5) State Requirements. Rules and regulations governing mobile home facilities as contained in Oregon Revised Statutes, Chapter 446, and "Rules and Regulations Governing the Construction and Statutory Operation of Travelers' Accommodations and Tourist Parks," adopted by the Oregon State Board of Health, shall be applicable in the development and operation of a mobile home pad, provided, however, that the provisions of this ordinance shall prevail where said provisions are more stringent than those imposed by state law, rules or regulations. *(Revised by Ordinance No. 13-72; Effective 7.21.72)*

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