

ORDINANCE 593

AN ORDINANCE AMENDING ORDINANCE 571 AND ORDINANCE 377 CHAPTER 7 SECTION 700 THROUGH 780 AND CHAPTER 8 SECTIONS 800 THROUGH 870 OF THE CITY OF COWETA ZONING CODE DELETING AND OTHERWISE MODIFYING THE REQUIREMENT WHICH ALLOWS PLACEMENT OF MANUFACTURED AND MOBILE HOMES WITHIN THE CITY OF COWETA; DELETING CHAPTER 8 OF THE ZONING CODE; REPEALING CONFLICTING ORDINANCES, AND DECLARING AN EMERGENCY.

WHEREAS, the City of Coweta currently allows the placement of mobile and manufactured homes within the City of Coweta in certain circumstances.

WHEREAS, the City through additional zoning regulations and subdivision codes is reviewing the placement of manufactured and mobile homes and the effect of such placement on the growth and development of the City of Coweta.

WHEREAS, the City of Coweta, in an attempt to further enforce the zoning regulations of the City and to provide for orderly development within the City limits feels that restricting the placement of manufactured homes to existing manufactured home parks and subdivisions and lots zoned for manufactured home is in the best interest of the residents of the City of Coweta. Mobile homes are no longer an acceptable residential use within any zoning district within the City of Coweta.

THEREFORE, be it ordained by the City of Coweta, Oklahoma that, to wit, the Ordinances are hereby amended as follows.

SECTION 1. CHAPTER 7 SECTIONS 700 THROUGH 780 IS HEREBY AMENDED AND SHALL FROM THIS POINT FORWARD PROVIDED AS FOLLOWS:

CHAPTER 7

RMHP-RESIDENTIAL MANUFACTURED HOME PARK

RMHS -RESIDENTIAL MANUFACTURED HOME SUBDIVISION

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750	General Description - Residential Manufactured Home Subdivision
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SECTION 700 GENERAL DESCRIPTION - RESIDENTIAL MANUFACTURED HOME PARK

Manufactured Homes within the City of Coweta shall be limited to either residential manufactured home park developments in which there is one land owner, or residential manufactured home subdivisions, as set forth below. This zoning district is intended to provide for manufactured homes in a manufactured home park as an alternate living style and dwelling type to conventional multi family housing. The purpose of this district is to provide a grouping of manufactured home sites within the setting of a manufactured home park which has the necessary improvements and amenities to provide a suitable living environment for its residents. A minimum size for individual manufactured home space is required so that overcrowding is prevented and minimum levels of privacy are maintained. A minimum manufactured home park size is established to assure a desirable residential environment is created and to provide separation from neighboring conventional housing areas.

SECTION 705 PERMITTED PRINCIPAL USES

Principal use permitted in the RMHP Residential, Manufactured Home Park district are as follows:

- (a) One family single, double or triple wide manufactured homes or modular home development that consists of two or more tract(s) under common ownership or control which shall be contiguous or separated only by non-arterial streets or alleys, each placed on permanent foundations, tied-down according to city regulations, with all hitches, wheels and axles removed and the area under the home completely enclosed.

SECTION 710 PERMITTED ACCESSORY USES AND STRUCTURES

Accessory uses and structures customarily incident to a permitted principal use in Residential Manufactured Home Park (RMHP) district are permitted in such district.

Accessory Buildings:

Minimum Area 36 sq. ft.
Maximum Area 100 sq. ft.
Minimum Setback from Space Boundary 5 feet
Minimum Separation from Adjacent Dwelling 10 feet
Maximum Area Under Roof 45% of the Space
*area under roof is the sum of the square footages of the dwelling plus any carport approved by the Board of Adjustment and outdoor shelters, plus any independent accessory buildings.

SECTION 715 USES PERMITTED BY SPECIAL EXCEPTION

The following uses may be permitted as special exceptions by the Board of Adjustment in accordance with the provisions contained in Chapter 20.

- (a) Those uses permitted as Special Exceptions in the RS-1 Residential Single Family District.

- (b) Those uses allowed as Permitted Principal Uses in the RS-1 Residential Single Family District.

SECTION 720 GENERAL REQUIREMENTS

- (a) Minimum internal private street surfacing width - 24 feet.
- (b) All dwellings shall be placed on permanent foundation, all wheels and axles removed. All dwellings shall be certified and display such certification that they have been constructed and comply with the National Mobile Home Construction and Safety Standards.
- (c) One identification sign may be erected on each perimeter street frontage of a manufactured home park. The sign shall not exceed two tenths of a square foot of display surface area per lineal foot of street frontage; provided however, that in no event shall the sign be restricted to less than 32 square square feet nor permitted to exceed 150 square feet of display surface area. The sign shall not exceed 20 feet in height, and illumination, if any shall be by constant light.

SECTION 725 TRACT DEVELOPMENT STANDARDS

Tract Area (min.) 5 acres
Land Area per Dwelling Unit (min.) 6,000 sq. ft.
Tract Width (min.) 200 feet
Setback Abutting a Public Street (min.): Measured from the centerline; add to the distance ½ of right of way width designated on Major Street Plan plus the designated distance below, or 25 feet, if not designated on the Major Street Plan:

Abutting an Arterial or a Freeway Service Road: 35 feet
Not abutting an Arterial or Freeway Service Road: 25 feet

Height of Structures: 20 feet maximum (one story)

Common park/recreational open space and facilities (which may include trails, playgrounds, community buildings and tot-lots) shall be delineated and provided on each development established under these regulations equal to at least 6% of the total gross tract area, exclusive of open area on each space.

SECTION 730 INTERNAL SPACE REQUIREMENTS

Exclusive of Streets and Required Open Space

Minimum Space Width	20 feet
Minimum Space Area	1,500 sq. ft
Side Yards (min.)	
One side yard	5 feet
Other side yard	10 feet
Rear yard	10 feet

*area under roof is the sum of the square footages of the dwelling plus any carport approved by the Board of Adjustment and outdoor shelters, plus any independent accessory buildings.

SECTION 765 Uses Permitted by Special Exception

The following uses may be permitted as special exceptions by the Board of Adjustment in accordance with the provisions contained in Chapter 20.

- (a) Those uses permitted as Special Exceptions in the RS-1 Residential Single Family District.

SECTION 770 General Requirements

- (1) All dwellings shall be attached to a conventional permanent foundation.
- (2) All manufactured homes placed shall be certified and shall conspicuously display such certification that they have been constructed and comply with the National Mobile Home Construction and Safety Standards, or were constructed after the first edition of said code.
- (3) The tract to be subdivided shall consist of one or more tracts under individual ownership or control which shall be contiguous or separated only by non arterial streets or alleys and have an area of at least 5 acres.
- (4) One identification sign may be erected on each perimeter street frontage of a manufactured home subdivision. The sign shall not exceed two-tenths of a square foot of display surface area per lineal foot of street frontage; provided, however, that in no event shall the sign be restricted to less than 32 square feet nor permitted to exceed 150 square feet of display surface area. The sign shall not exceed 20 feet in height, and illumination, if any, shall be by constant light.

SECTION 775 Tract Development Standards

Tract Area: 5 acres
Lot Area: 5,500 sq. ft.
Structure Height: 35 feet (Maximum)

Livability Space per Dwelling Unit: 2,500 sq. ft.

Setback Abutting a Public Street (min.): Measured from the centerline; add to the distance $\frac{1}{2}$ of right of way width designated on Major Street Plan plus the designated distance below, or 25 feet, if not designated on the Major

Street Plan:

Abutting an Arterial or a Freeway Service Road: 35 feet
Not abutting an Arterial or Freeway Service Road: 20 feet.

Side Yards: 5 ft (minimum)
Rear Yards: 15 ft (minimum)

Accessory building setback from side or rear yard: 3 feet
(Not Permitted in Front Yard)

Minimum paved off street parking spaces per dwelling unit:
2 spaces. The pavement must be all purpose and all weather
such as concrete or asphalt.

SECTION 780 Definitions

Mobile Home: This term used for factory built homes produced prior to June 15, 1976, when the HUD Code went into effect. By 1970, these homes were built to voluntary industry standards that were eventually enforced by 45 states.

Manufactured Home: These are homes built entirely in the factory under a federal building code administered by the U.S. Department of Housing and Urban Development (HUD). The Federal Manufactured Home Construction and Safety Standards (commonly known as the HUD Code) went into effect June 15, 1976. Manufactured homes may be single or multi section and are transported to the site and installed. The federal standards regulate manufactured housing design and construction, strength and durability, transportability, fire resistance, energy efficiency and quality. The HUD Code also sets performance standards for the heating, plumbing, air conditioning, thermal and electrical systems. It is the only federally regulated national building code. On site additions, such as garages, decks and porches, often add to the attractiveness of manufactured homes and must be built to local, state or regional building codes.

Modular Home: These factory built homes are built to state, local or regional code where the home will be located. Modules are transported to the site and installed.

Panelized Home: These are factory built homes in which panels - a whole wall with windows, doors, wiring and outside siding - are transported to the site and assembled. The homes must meet state or local building codes where they are sited.

Pre-Cut Homes: This is the name for factory built housing in which building materials are factory cut to design specifications, transported to the site and assembled. Pre-cut homes include kit, log and dome homes. These homes must meet local, state or regional building codes.

SECTION 2. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of the conflict.

SECTION 3. An emergency exists for the preservation of the public health, peace and safety, and therefore, this Ordinance shall become effective from and after the time of its passage and approval.

This Ordinance was voted on and approved by the Coweta City Council on the 19th day of **MAY**, 2003, with separate vote and approval of the emergency clause on that date.

W. W. Osburn
W.W. Osburn, Mayor

ATTEST:

Joyce Terry
Joyce Terry, City Clerk



David Weatherford
David Weatherford, City Attorney

Affidavit Of Publication

COWETA AMERICAN

STATE OF OKLAHOMA, WAGONER COUNTY, ss:

Bill R. Retherford, of lawful age, being duly sworn and authorized, says that he is the publisher of the Coweta American, a weekly newspaper published in the City of Coweta, Wagoner County, Oklahoma, a newspaper qualified to publish legal notices, advertisements and publications as provided in Section 106 of Title 25, Oklahoma Statutes 1971 and 1983 as amended, and thereafter, and complies with all other requirements of the laws of Oklahoma with reference to legal publications.

That said notice, a true copy of which is attached hereto, was published in the regular edition of said newspaper during the period and time of publication and not in a supplement, on the following dates:

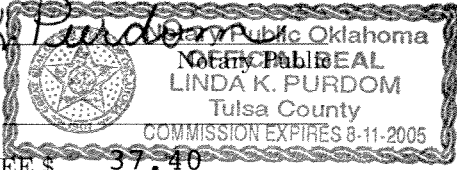
May 28th, 2003

Bill R. Retherford

Subscribed and sworn to before me this 29th

day of May, 2003

Linda K. Purdom



My Commission expires:

PUBLISHER'S FEE \$ 37.40

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This ordinance was voted on and approved by the Coweta City Council on the 19th day of May 2003 with separate vote and approval of the emergency clause on that date.

/s/ W W Osburn, Mayor

ATTEST: /s/ Joyce Terry, City Clerk
/s/ David Weatherford, City Attorney