

CITY OF NEWPORT

ORDINANCE NO. 2059

AN ORDINANCE AMENDING CHAPTER 14.6 OF THE NEWPORT ZONING CODE,  
RELATING TO MANUFACTURED DWELLING PARKS AND RECREATIONAL  
VEHICLES, ORIGINALLY ADOPTED BY ORDINANCE NO. 1308.

Findings:

1. On June 24, 2013 the Newport Planning Commission initiated amendments to the Newport Zoning Ordinance to make it easier for park models and other types of recreational vehicles to be used as a place of habitation within manufactured dwelling parks. The revisions also clarify that, within the city limits, recreational vehicles may be used as a place of habitation within manufactured dwelling and recreational vehicle parks.
2. With Policy 8, Goal 2 of the Housing Element of the Newport Comprehensive Plan, adopted July of 2011 (Ordinance No. 2015), the City of Newport committed to undertaking a review of its Zoning Ordinance to allow and encourage "park model" recreational vehicles as a viable housing type. The proposed amendments implement this Comprehensive Plan Policy direction. No other Newport Comprehensive Plan Policies apply to these amendments.
3. The Newport Planning Commission conducted such review at work sessions on May 28, 2013 and June 24, 2013 and determined that the minimum lot size standards, maximum density limitations, and minimum acreage requirements currently in place for manufactured dwelling parks prevent park models from being a viable housing option. The Commission further determined that language in the ordinance dealing with the storage and use of recreational vehicles could be read to prevent them from being used as a place of habitation within manufactured dwelling and recreational vehicle parks, which would be inconsistent with the requirements of ORS 197.493.
4. The Planning Commission considered whether or not the Newport Zoning Ordinance should be amended to allow park models outside of manufactured dwelling parks and recreational vehicle parks and determined that it would be inappropriate to do so at this time. At 400 square feet in size, a park model unit is relatively small, and the Commission was concerned about compatibility of the units in established residential neighborhoods. Further the Commission felt that more time is needed to see how the units hold up given that they are constructed to recreational vehicle codes as opposed to the Oregon Residential Specialty Code or Federal Manufactured Home Construction Safety Standards.
5. The Newport Planning Commission held a public hearing on August 12, 2013 and voted to recommend adoption of amendments to address the shortcomings of the Newport Zoning Ordinance noted above.
6. The City Council held a public hearing on September 3, 2013 regarding the question of the proposed revisions and voted in favor of their adoption after considering the recommendation

of the Planning Commission and evidence and argument in the record.

7. Information in the record, including affidavits of mailing and publication, demonstrate that appropriate public notification was provided for both the Planning Commission and City Council public hearings.

THE CITY OF NEWPORT ORDAINS AS FOLLOWS:

Section 1. The above findings are hereby adopted as support for the Newport Zoning Ordinance amendments, below.

Section 2. Newport Municipal Code 14.06.040, Manufactured Dwelling Parks, is repealed and replaced in its entirety with the following language:

14.06.040 Manufactured Dwelling Parks. Manufactured dwelling parks are permitted subject to the following:

- A. Construction of the manufactured dwelling park and placement of manufactured dwellings shall comply with the Oregon Manufactured Dwelling and Park Specialty Code, 2002 Edition, as amended.
- B. Streets within the manufactured dwelling park shall adhere to the standards outlined in Newport Municipal Code Chapter 13.05.040 where the construction or extension of such street is identified in the City of Newport Transportation System Plan.
- C. The maximum density allowed in a manufactured dwelling park is one unit for every 2,500 sq. ft. of lot area in the R-2 zoning district and one unit for every 1,250 sq. ft. of lot area in R-3 and R-4 zoning districts.
- D. Recreational vehicles may be occupied as a residential unit provided they are connected to the manufactured dwelling parks water, sewage, and electrical supply systems. In such cases, the recreational vehicles shall be counted against the density limitations of the zoning district.
- E. Any manufactured dwelling park authorized under this section shall have a common outdoor area of at least 2,500 sq. ft. or 100 sq. ft. per unit, whichever is greater. Common outdoor areas shall be landscaped and available for the use of all park residents.
- F. If the park provides spaces for 50 or more manufactured dwelling units, each vehicular way in the park shall be named and marked with signs that are similar in appearance to those used to identify public streets. A map of the vehicular ways shall be provided to the fire department for appropriate naming.
- G. Public fire hydrants shall be provided within 250 feet of manufactured dwelling spaces or permanent structures within the park. If a manufactured dwelling space or permanent structure in the park is more than 250 feet from a public fire hydrant, the park shall have water supply mains designed to serve fire hydrants. Each hydrant within the park shall be

located on a vehicular way and shall conform in design and capacity to the public hydrants in the city.

- H. The manufactured dwelling park may have a community or recreation building and other similar amenities.
- I. All dead end streets shall provide an adequate turn around for emergency vehicles.

Section 3. Municipal Code 14.06.050, Recreational Vehicles: General Provisions, is repealed and replaced in its entirety with the following language:

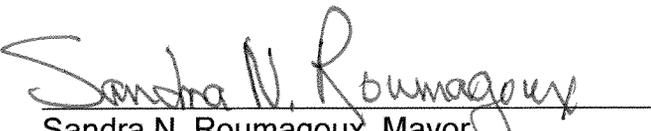
14.06.050 Recreational Vehicles: General Provisions.

- A. Recreational vehicles may be stored on property within the City of Newport provided they are not used as a place of habitation while so stored unless the recreational vehicle is located within a manufactured dwelling park or recreational vehicle park, or is authorized as a temporary living quarters pursuant to NMC Chapter 14.9.
- B. Removal of the wheels or placement of a recreational vehicle on a permanent or temporary foundation shall not change the essential character of any recreational vehicle or change the requirements of this section.
- C. It shall be unlawful for any person occupying or using any recreational vehicle within the City of Newport to discharge wastewater unless connected to a public sewer or an approved septic tank in accordance with the ordinances of the City of Newport relating thereof. All recreational vehicle parks within the City of Newport shall comply with the sanitary requirements of the City of Newport and the State of Oregon.

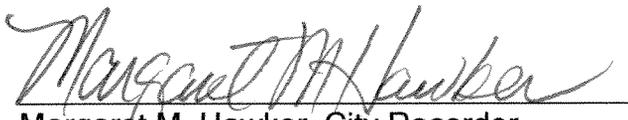
Section 4. This ordinance shall take effect 30 days after passage.

Date adopted and read by title only: September 3, 2013

Signed by the Mayor on September 4, 2013.

  
Sandra N. Roumagoux, Mayor

ATTEST:

  
Margaret M. Hawker, City Recorder