

## Athena Ordinances

## ORDINANCE NO. 830

AN ORDINANCE GOVERNING THE INSTALLATION AND MAINTENANCE OF MOBILE, MODULAR AND PREFABRICATED HOMES, AND OF TRAVEL OR VACATION TRAILERS IN THE CITY OF ATHENA; REPEALING ANY ORDINANCE IN CONFLICT HEREWITH.

The city of Athena, Oregon ordains as follows:

**Section 1. Definitions.**

(A) **Mobile homes.** A portable unit designed and built to be towed on its own chassis comprised of frame and wheels, dependent on external utility connections and designed without a permanent foundation for year-round residential use. A unit may contain parts that fold, collapse or telescope for towing and be expanded later to provide additional cubic capacity, as well as two or more separately towable components designed to be joined into one integral unit capable of being again separated into the components for repeated towing. For the purposes of this definition, it shall be immaterial;

(1) Whether said unit or component is placed upon property for a temporary, semi-permanent or permanent residence; or

(2) That the wheels are removed and the unit or component is supported upon posts, footings or a foundation.

This definition does not include travel trailers, motorized homes and campers, pick-up coaches and camping trailers.

(B) **Prefabricated homes.** A sectional or factory-built house to which wheels may or may not be attached for the purpose of moving it to a home site where it is affixed to the real property on a permanent foundation. A prefabricated house must comply with the requirements, Group 1 occupancies in the current Uniform Building Code prepared by the International Conference of Building Officials, and with the requirements for dwellings in the current National Electrical Code as prepared by the National Fire Protection Association.

(C) **Modular Homes.** See prefabricated homes.

(D) **Vacation or travel trailer.** A portable unit designed and built to be towed on its own chassis, comprised of frame and wheels, having sleeping, cooking and plumbing facilities independent of external utility connections and intended for use principally as a temporary recreational or vacation residence. (Having 12-volt electrical system, water storage, plus utility connections.)

(E) **Awning.** Awning means any stationary structure, permanent or demountable, used in conjunction with a mobile home or trailer, other than window awning, for the purpose of providing shelter from the sun and rain, and having a roof with supports and not more than one wall or storage cabinet substituting for a wall.

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- (F) **Cabana.** Cabana means a stationary, lightweight structure which may be prefabricated, or demountable, with two or more walls, used adjacent to and in conjunction with a trailer to provide additional living space meant to be moved with the trailer.
- (G) **Carport.** Carport means a stationary structure consisting of a roof with its supports and not more than one wall, or storage cabinet substituting for a wall and used for sheltering a motor vehicle.
- (H) **Mobile home accessory building or structure.** Mobile home accessory building or structure means any awning, portable, demountable or permanent cabana, ramada, carport, porch, skirting or steps established for use of the occupant of the mobile home and which are designed or intended to be attached to, and which are designed or intended to be attached to, and which depend, in whole or in part, upon the mobile home for structural support.
- (I) **Ramada.** Ramada means a stationary structure having a roof extending over a mobile home or trailer which may also extend over a patio or parking space for motor vehicles and is used principally for protection from sun and rain.
- (J) **Tie down.** Tie down means any device designed to anchor a mobile home securely to the ground.
- (K) **Vehicle.** Vehicle means a factory-manufactured cabana, mobile home or recreational vehicle. (See cabana, camping vehicle, mobile home and recreational vehicle.)
- (L) **Enforcing authority.** The enforcing authority shall be the city of Athena.

**Section 2. Mobile Home Installation Requirements.**

- (1) Permits for the installation of mobile homes shall be obtained from the office of the city recorder by the person making the installation for the owner of the mobile home prior to the placement of the home on the lot, and no installation shall be made without such permit.
- (2) When the inspection reveals that a mobile home installation is in violation of any provisions of statutes or administrative rules, the enforcing authority shall serve on the owner or dealer/installer a notice of violations setting forth in what respect the statutes or administrative rules have been violated. Violations shall be corrected within 20 days of the notice or such longer period of time as may be allowed by the enforcing authority.
- (3) Occupancy shall not preclude the physical inspection of the mobile home installation, including utilities.

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**Section 3. Tie down Requirements.**

- (1) All single-wide mobile homes located in the city of Athena shall be tied down.
- (2) All tie-down devices must meet standards prescribed by the Administrative Rules of the state of Oregon.

**Section 4. Skirting.** All mobile homes set up for occupancy in the city of Athena shall be equipped with adequate skirting and porch and steps as provided by the Administrative Rules of the state of Oregon. Such skirting shall be in place within 60 days after placement of the structure on the lot.

**Section 5. Awnings.**

- (1) Awning structures shall be installed in accordance with plans approved by the Department of Commerce.
- (2) Awnings shall not be attached to the eaves of a mobile home.
- (3) If concrete slabs are used, they shall be of sufficient strength and thickness to allow installation of uplift anchoring devices. Adequate concrete shall be installed at uplift anchoring device locations to resist the uplift loads specified in 23-070(3)(a). Concrete shall be allowed to cure a minimum of seven days before connection of the columns to the uplift anchoring devices.
- (4) Approved uplift anchoring devices must be used when installing awnings' columns to any asphalt, gravel, concrete or other surface.
- (5) Appropriate flashing or sealing materials shall be used to provide weather seal between the awning structure and the mobile home.
- (6) Awning roof panels shall be installed with sufficient slope to provide adequate drainage.

**Section 6. Cabanas.**

- (1) Cabanas which are factory assembled structures with their own running gear shall be constructed in accordance with the Department of Housing and Urban Development mobile home construction and safety standards.
- (2) Cabanas which are constructed on site shall meet all requirements of the state Building Code adopted pursuant to ORS 456.750 through 456.885.
- (3) A cabana may be flashed to a mobile home without appropriate flashing or sealing materials to provide a weather seal.

**Section 7. Ramadas.**

- (1) Ramadas shall conform with all requirements of the State Building Code adopted pursuant to ORWS 456.750 through 456.885. In addition, ramadas shall be constructed to allow the mobile home to be moved. Cross braces, architectural appurtenances or structural ties shall not obstruct the movement of a mobile home. The roofs of ramadas must clear the mobile home by a vertical distance of at least 18 inches. At least 6 inches horizontal clearance shall be provided from the ramada support columns and the most distant horizontal projection of the mobile home roof. All vents, chimneys and ducts extending through the roof of the mobile home shall also extend through the roof of the ramada and shall be of an approved slip joint or quick disconnect type.

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**Section 8. Carports.**

- (1) Carport design. Carports may be attached to a mobile home. Attached carports shall be designed with the same requirements specified for awnings in Section 5.
- (2) Carport installation. Carports which are attached to a mobile home shall be installed in accordance with requirements specified for awnings in Section 5. Carports which are not attached to a mobile home shall conform with all requirements of the state Building Code, adopted pursuant to ORS 456.750 through 456.885.

**Section 9. Accessory Buildings or Structures.**

- (1) All accessory buildings and structures shall be in compliance with the standards prescribed by the administrative rules of the state of Oregon.
- (2) Permits for the installation of mobile home accessory buildings or structures shall be obtained from the city recorder's office by the owner of the mobile home or person making the installation for the owner prior to placement.

**Section 10. Seals of Compliance.** All mobile homes must bear a seal of compliance indicating that electrical, plumbing and heating systems are in compliance with the applicable laws and regulations of the state of Oregon.

**Section 11. Living Area.** No mobile home used for occupancy in the city of Athena shall contain less than 500 square feet of living area.

**Section 12. Tax Reporting.** All mobile homes, modular homes and other structures defined in this ordinance shall be placed on the ad valorem tax rolls for Umatilla County, Oregon.

**Section 13. Lot Size Requirements.** The minimum lot sizes shall be as set forth in the applicable zoning ordinances of the city of Athena.

**Section 14. Violations.** If the city finds any person, firm, partnership, corporation or other owner to be in violation of this ordinance, the city shall furnish such violator with written notice of such violations, setting forth the acts or omissions which constitute the violation and directing that the violation be corrected within 30 days. If the violation is not corrected within said 30-day period, the violator may, upon conviction thereof, be fined according to the fee schedule. Each day during which such violation is continued after the expiration of the 30-day grace period hereinabove provided for shall be deemed a separate violation.

**Section 15. Emergency Permits.**

- (1) Emergency permits permitting uses which do not conform to the provisions of this ordinance may be granted by the common council upon the recommendation of the city planning commission after showing of good cause therefore by the applicant.
- (2) No such emergency permit may be granted for a period of more than six months.
- (3) Emergency permits shall not be renewable.

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- (4) Application for such emergency permits shall be made to the city recorder, signed by the owner or occupant of the mobile, modular or prefabricated home concerned, and shall set forth in detail the reasons for noncompliance and the tentative plans and schedule for correcting same.

**Section 16. Exemption.** This ordinance shall not apply to transient trailers or mobile homes temporarily installed in licensed trailer courts within the city of Athena.

**Section 17. Repealer.** This ordinance hereby repeals all ordinances or portions of ordinances of the city of Athena which may be in conflict [herewith].

Passed by the council and approved by the mayor December 13, 1976.

Passed by the council and approved by the mayor November 15, 2007.