

ORDINANCE NO. 11-04

Definitions:

The following words, terms and phrases, when used in this Ordinance, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning.

Dependent mobile home: means a mobile home which does not have a flush toilet and a bath or shower. For purposes of regulation under this article, a dependent mobile home shall be considered to be the same as a travel trailer, unless otherwise specified.

Freestanding mobile home or travel trailer: means any mobile home or travel trailer not located in a mobile home park or travel trailer park, respectively, licensed by the city or in an approved mobile home subdivision.

Mobile home: means a single-family dwelling designed for transportation on streets and highways on its own wheels or on flatbed or other trailer, both highway and rail, and arriving at the site where it is to be occupied as a dwelling complete and ready for occupancy, except for minor and incidental unpacking and assembly operations, location on jacks or permanent foundations, connection to utilities and similar operations. Unless otherwise indicated in the text of this article, the term "mobile home" shall refer to an independent mobile home as defined in this section.

Nonconforming use: means a structure or land lawfully occupied by a use that does not conform to the regulations of the district in which it is situated.

Nonresidential mobile trailer: means any vehicle having the basic characteristics of either a mobile home or travel trailer, but which is used for purposes other than residential and is not being offered for sale (as indicated by a clearly displayed sign on or near the trailer).

Travel trailer: means all vehicles and portable structures built on a chassis, designed as a temporary or permanent dwelling for travel, recreational and vacation use, including tent trailers and motor driven vehicles not included in the definition of independent mobile homes. For purposes of regulation under this article, a dependent mobile home shall be considered to be the same as a travel trailer unless otherwise specified.

BE IT ORDAINED BY THE CITY COUCIL OF THE CITY OF KREBS, OKLAHOMA

SECTION 1: NONCONFORMING FREESTANDING MOBILE HOMES

Generally. A nonconforming freestanding mobile home existing at the time of adoption of these regulations may be continued and maintained except as otherwise provided in this section.

SECTION 2: FREESTANDING MOBILE HOMES, TRAVEL TRAILERS NOT PERMITTED, EXCEPTIONS.

No freestanding mobile home or travel trailer shall be permitted in the city limits unless it is being offered for sale or parked for storage or has a temporary permit issued by the city in accordance with section 4. Those freestanding mobile homes which are now nonconforming uses under the provisions of the city's zoning ordinances may continue as nonconforming uses provided that they shall not be stored in a front yard or on side yards abutting a street on corner lots. Any nonconforming freestanding mobile home within the city limits at the time of adoption of this ordinance may be replaced with a newer freestanding mobile home if done so within 90 days after the older freestanding mobile home is removed.

SECTION 3: FREESTANDING MOBILE HOMES NOT TO BE USED FOR CERTAIN PURPOSES.

Except for mobile homes or travel trailers within regular commercial mobile home or travel trailer sales lots, each freestanding mobile home or travel trailer offered for sale must be clearly marked as such, shall not be occupied for either living or sleeping purposes and must be removed from the premises if not sold within 120 days. Freestanding mobile homes or travel trailers located within regular commercial mobile home or travel trailer sales lots need not be individually marked for sale nor removed within 120 days if not sold but they shall not be occupied for living or sleeping purposes. A property owner shall not store, nor permit to be stored, more than one mobile home or travel trailer on a residential lot.

SECTION 4: NONRESIDENTIAL MOBILE TRAILERS NEED LICENSE; EXCEPTIONS.

(a) No nonresidential mobile trailer being used commercially shall be permitted in the city unless a license for its operation is issued by the inspection officer. Such license shall specify the permitted use of the nonresidential mobile trailer, the location of such operation and the termination date of the permit. No license shall be issued for a use which would violate any city, state or federal ordinance, law or regulation, and no license shall be required of such trailers being used for charitable, health or educational purposes.

(b) An annual fee shall be charged for each nonresidential mobile trailer license, which shall expire on Dec 31 of each year and be renewable on Jan 1 of each year thereafter.

(c) The operation of nonresidential trailers by contractors on construction projects for which building permits have been issued or which are otherwise approved by government units is permitted during the term of such construction project without issuance of a license under this section.

(d) This section is not to be construed as permitting or authorizing the permanent location of any nonresidential mobile trailer in the city.

SECTION 5: TEMPORARY PERMITS FOR FREESTANDING MOBILE HOMES.

A temporary permit may be issued by the city clerk for a residential freestanding mobile home provided that the permit is approved by the board of adjustment and the fee for such permit is paid. Application for such permit shall be in conformance with rules adopted by motion or resolution of the city council. Approval by the board of adjustment may be given only if the application meets the requirements established or motion or resolution of the council.

SECTION 6: ALL OTHER RULES AND REGULATIONS APPLY WITH PROPER FULL FORCE AND EFFECT

PASSED by the City Council of the City of Krebs, Oklahoma this 18th day of July, 2011.

CITY COUNCIL OF KREBS, OKLAHOMA

By: *Bobby Watkins*
Mayor

ATTEST:

Sherri Bailey
City Clerk

