

ORDINANCE NO. 85-2

AN ORDINANCE AMENDING ZONING ORDINANCE FOR THE CITY OF KREBS, COUNTY OF PITTSBURG AND STATE OF OKLAHOMA

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KREBS, OKLAHOMA, THAT:

SECTION 1: That the Zoning Ordinance for the City of Krebs, Oklahoma, be amended by adopting a new section, to be codified as Section 8-A, R1A Single-Family Residential - Mobile, Manufactured or Modular Home District, which shall read as follows:

R-1 A Single-Family Residential Mobile, Manufactured or Modular Home District

8-A.1-General Description: The R-1 A Single Family Residential Mobile, Manufactured or Modular Home District is established as a district in which the use of the land is for single family dwelling except as noted. It is the purpose and intent of this District to promote the development of and the continued use of land for single family dwellings of a mobile, manufactured or modular home construction in nature as hereinafter defined.

8-A.2-Those uses permitted under Section 8.2 preceeding shall be permitted.

8-A.3-Those uses permitted subject to additional requirements and additional requirements as set forth under Section 8.3 preceeding shall be allowed.

8-A.4-Area and Height regulations set forth under Section 8.4, 8.4(A), 8.4(B), and 8.4(C) shall apply.

8-A.5-Off-street parking and sewer service requirements set out under Section 8.5 preceeding shall apply.

8-A.6-Requirements and limitations concerning signs and billboards set out in Section 8.6 preceeding shall apply.

SECTION 2: That Section 20, Definitions, be amended by adopting a new section, to be codified as Section 20.1.6(A), Dwelling, Manufactured or Modular Home, which shall read as follows:

20.1.6 (A) Dwelling, Manufactured or Modular Home; A manufactured or modular home constructed in whole or part off site and arriving on site for assembly which exhibits those construction features similar to a mobile home set out above or may consist of the following features:

- A. 8" steel "1" beam below the floor structures;
- B. Structure resting on concrete piers;
- C. 2" X 4" or 2" X 6" floor joints;
- D. 2" X 2" wall studs and roof truss system;
- E. Heating and utility systems in small spaces and often vented through combustibile materials;
- F. Plywood or vinyl coated interior walls;
- G. Exterior sheathing may resemble conventional structures;
- H. Running gear attached;
- I. Low, non-standard roof pitch;
- J. Tie-downs present or set-up for tie-downs;
- K. Detachable hitches;
- L. Structure bearing or capable of bearing the seal of compliance of the National Mobile Home Construction and Safety Standards Act of 1974;
- M. Any doublewide mobile home.

SECTION 3: Effective Date: This ordinance shall be effective on and after April 22, 1985.

SECTION 4: Provision Cumulative: The provisions hereof shall be cumulative and in addition to any and all other provisions of City Ordinances.

SECTION 5: Severability: The provisions of this Ordinance are severable, and if any part of provision hereof shall be adjudged invalid by any Court of competent jurisdiction, such adjudication shall not affect or impair any of the remaining parts or provision hereof.

SECTION 6: Emergency: WHEREAS, it being immediately necessary for the preservation of the peace, health and safety of Krebs, and the inhabitants thereof, that the provisions of this Ordinance be put into full force and effect, an emergency is hereby declared to exist, by reason whereof this Ordinance shall take effect and be in full force from and after its passage, as provided by law.

PASSED and the EMERGENCY CLAUSE ruled on separately this 22nd day of April, 1985.

CITY OF KREBS, OKLAHOMA
A Municipal Corporation

BY: William J. Prichard
WILLIAM J. PRICHARD, Mayor

(SEAL)

ATTEST:

Imogene Santine
IMOGENE SANTINE, City Clerk

APPROVED as to form and legality this 22nd day of April, 1985.

BY: William J. Ervin
WILLIAM J. ERVIN, City Attorney