
Sec. 60-666. Uses of—Manufactured housing, trailers, office trailers.

The use of manufactured housing, trailers and office trailers is prohibited except as follows:

- (1) As permanent single-family residences on individual lots in all residential districts (applies only to manufactured housing units that meet all federal, state and city codes).
- (2) As permanent single-family residence in approved mobile home developments in Rural Residence (RR), and Suburban Residence (SR) Districts (applies only to manufactured housing units that meet all federal, state and city codes).
- (3) As permanent single-family residence on individual lots in the Manufactured Housing Overlay (MHO) Districts (applies only to manufactured housing units that meet the requirements of division 6 of article XII of this chapter).
- (4) As temporary residences for farm laborers or supervisory personnel employed on a seasonal basis on the farm of their employer and limited to the period of such seasonal employment.
- (5) As temporary field headquarters or office space on construction sites for persons or firms actually engaged in construction work.
- (6) As temporary office space for persons or firms actually engaged in the business of selling manufactured housing, mobile homes and trailers.
- (7) As temporary living quarters for construction workers located on or within one-quarter of a mile from the construction site on which they are employed. Such occupancy shall be limited to the period during which construction is in progress.
- (8) As temporary living quarters for persons whose need arises from emergency resulting from loss of their homes through accident, natural disaster, or other physical causes. The period of occupancy permitted by this subsection shall be limited to 12 months together with any additional period during which a valid building permit for construction of replacement living quarters may be in effect (applies to manufactured housing only).
- (9) As temporary office space for a business enterprise during the period in which permanent office space is being constructed for which a valid building permit has been issued.
- (10) As temporary living quarters for employees of itinerant businesses such as carnivals during the period when such businesses are actually being conducted within the city and in no case for longer than 30 days (applied to trailers only).
- (11) As temporary classroom space at an existing school facility for educational activities conducted by the city's department of education.
- (12) Storage boxes or space trailers used as storage space for nonhazardous materials by the commercial or industrial use which occupies the property. For the purpose of this chapter, the term "storage box" or "space trailer" means a fully enclosed structure manufactured for storage use only, ~~and does not include tractor-trailer bodies, cargo container boxes or railroad cars.~~
- (13) As office space for excavation and sawmill operations for the period of active use. If such operations are discontinued for a period of 12 consecutive months, such use shall be considered abandoned and the office trailer shall be removed.
- (14) Shipping containers or Conex boxes used as a storage space for nonhazardous materials which are not visible from a public way or a neighboring property. Shipping containers or Conex boxes which are altered in appearance to resemble the characteristics of surrounding structures are excluded from

visibility requirements. Regardless of size all Conex and Storage boxes must be permitted with city code enforcement and size must be limited 320 SF.

(15) Railroad cars and tractor trailer bodies - used for the storage of harvested crops which are not visible from a public way or a neighboring property are allowed for agricultural and industrial uses only.

(Ord. of 9-21-2009, § 4.3B)

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