

IN THE COUNTY COURT OF THE STATE OF OREGON

FOR THE COUNTY OF YAMHILL

(Sitting for the Transaction of County Business)

In the Matter of an Ordinance  
to Amend Yamhill County Zoning  
Ordinance. }

ORDINANCE NO. 21

This matter came on to be heard before the Yamhill County Court on the 4th day of January, 1967, meeting in regular session, County Judge C. N. Teegarden and County Commissioners Morris Majors and Rudy Schaad being present, upon the recommendation of the Yamhill County Planning Commission that the governing body of Yamhill County amend Yamhill County Zoning Ordinance No. 1, Sections 3, 9, 10, 14 and 56; and

It appearing to the County Court that at a regular session of the Yamhill County Planning Commission held on the 20th day of December, 1966, the said Planning Commission, after a public hearing held on the matter on the 20th day of December, 1966, notice of which hearing was given as required by statute, has recommended to the County Court that the amendments hereinafter set forth be adopted for the area of Yamhill County outside the boundaries of incorporated cities therein, and the Yamhill County Court finds that the proposed amendments are in the best interest of Yamhill County; now, therefore,

IT IS HEREBY ORDAINED:

Section 1. Yamhill County Zoning Ordinance No. 1, Section 3 (7), Definitions, is amended to read:

- (7) Building. A structure built for the shelter or enclosure of persons, animals, chattels, or property of any kind. A trailer coach with or without wheels shall not be considered a building.

Section 2. Yamhill County Zoning Ordinance No. 1, Section 3 (43), Definitions, is amended to read:

- (43) Trailer coach. A vehicle, originally designed or presently constructed, to be used as a human dwelling or lodging place and to be moveable from place to place over streets.

Section 3. Yamhill County Zoning Ordinance No. 1, Section 3 (44),  
Definitions, is amended to read:

- (44) Trailer park. A plot of ground upon which two or more trailer coaches occupied for dwelling or sleeping purposes are located, regardless of whether a charge is made for such accomodation.

Section 4. Yamhill County Zoning Ordinance No. 1, Section 3 (51),  
Definitions, is amended to read:

- (51) Mobile home. A trailer coach not less than thirty-five (35) feet in length, exclusive of hitch, and containing not less than four hundred (400) square feet of living area and designed for long-term occupancy and containing a flush toilet, tub or shower bath, and kitchen facilities with water and electrical supply and sewage disposal connected to outside systems.

Section 5. Yamhill County Zoning Ordinance No. 1, Section 9 (1),  
Accessory Uses, is amended to read:

- (1) Dwelling or dwellings including trailer coach for the owner, operator, or employes required to carry out a use permitted outright. When mobile homes are used as an accessory use in the A-1 zone the definition of a trailer park as used in this ordinance shall not apply.

Section 6. Yamhill County Zoning Ordinance No. 1, Section 10 (2),  
Conditional Uses Permitted, is amended to read:

- (2) Single-family dwelling and mobile homes when developed in accordance with the requirements for uses permitted outright in the R-S zone.

Section 7. Yamhill County Zoning Ordinance No. 1, Section 14 (1),  
Conditional Uses Permitted, is amended to read:

- (1) Mobile home on a separate lot.

Section 8. Yamhill County Zoning Ordinance No. 1, Section 56,  
Commission Action, is amended to read:

In addition to the general requirements of this ordinance, in granting a conditional use, the commission may attach conditions which it finds are necessary to carry out the purposes of this ordinance. These conditions may include, but are

not limited to, the following: to prescribe time limits, to increase the required lot or yard, to control the location and number of vehicular access points to the property, to increase the street width, to limit the number of signs, to limit coverage or height of building because of obstruction to view and reduction of light and air to adjacent property, and to require sight obscuring fencing and landscaping where necessary to reduce noise and glare and maintain the property in a character in keeping with the surrounding area.

DATED this 4<sup>th</sup> day of January, 1967.

YAMHILL COUNTY COURT

By S/C N Teegarden  
County Judge

ATTEST:

JACK BEELER

By Berneice E Pearson  
Deputy

By S/ Morris Majors  
County Commissioner

By S/ R A Saad  
County Commissioner