ORDINANCE NO. 2027-006

A NEW ORDINANCE OF THE TOWN OF FORT GIBSON, OKLAHOMA AMENDING TITLE XV: LAND USAGE; CHAPTER 152: MOBILE HOMES AND MANUFACTURED HOUSING; SECTION 152.04 RESTRICTIONS IN RESIDENTIAL DISTRICTS; AMENDING; AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR SEVERABILITY.

152.04 Restrictions In Residential Districts

A. *Criteria to allow manufactured and/or mobile homes.* Manufactured and/or mobile homes are not allowed in R-1 Single-Family Residential Districts, R-2 Two-Family Residential Districts, and R-3 Multi-Family Residential Districts, unless the following criteria are met.
   1. *Replacement homes.* Manufactured and/or mobile homes will only be allowed in R-1, R-2, and R-3 districts if the property owner is replacing an existing manufactured or mobile home on the specific lot from which the existing manufactured or mobile home was located prior to its removal or destruction.
   2. *Area.* The new manufactured or mobile home that is located on the property must be at least 840 square feet.
   3. *Compliance with provisions.*
      a. All manufactured and mobile homes must meet the requirements for manufactured or mobile homes as specified in this chapter.
      b. All manufactured and mobile homes must meet the zoning regulation requirements for the zoning district in which it is located. (See Chapter 157 of this code.)
   4. The Manufactured or Mobile home being replaced must be occupied by the property owner(s).
   5. The Manufactured or Mobile home being replaced must be the property owners' primary residence.
   6. Manufactured or Mobile homes that have been vacant for more than six (6) months shall not qualify for a "Replacement home" unless approved by the Board of Trustees.

~~B. *Time limit for replacement.* There shall not be more than 14 days in between the time an existing manufactured or mobile home is moved off of the property and the time the new manufactured or mobile home is located on the property, unless an extension is granted by the Board of Trustees. If the new manufactured or mobile home is not set onto the property within the 14 days, or during the extension if allowed, as established by this chapter, thereafter, any structure erected on that property must comply with the zoning requirements for the zoning district in which it is located.~~

B. *Repealer*. All ordinances or parts of ordinances in direct conflict herewith are repealed to the extent of the conflict only.

C. *Severability*. Should any section, subsection, sentence, provision, clause or phrase hereof be held invalid, void or unconstitutional or any reason, such holding shall not render invalid, void or unconstitutional for any other section, subsection, sentence, provision, clause, or phrase of this resolution and the same are deemed severable for this purpose.

PASSED AND APPROVED BY THE TOWN BOARD OF TRUSTEES OF THE TOWN OF FORT GIBSON, OKLAHOMA THIS 13 DAY OF OCTOBER, 2026.

Mike Sharpe, Mayor

ATTEST:

Cassandra Weidman, Town Clerk

TOWN OF FORT GIBSON OFFICIAL SEAL OKLAHOMA

(Prior Code, § 10-5-4) (Ord. 1999-4-1, passed 4-28-1999) Penalty, see § 152.99

Amended by Ord. 2027-006 on 10/13/2026