

ORDINANCE NO. 2026-10

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF CHICKASHA, GRADY COUNTY, STATE OF OKLAHOMA, TITLE 54, ZONING, ARTICLE II, ZONING DISTRICTS, SECTION 54-38, M-H, MOBILE HOME PARK DISTRICT, BY ADDING SECTION 54-38(g) TO REGULATE ACCESSORY STORAGE STRUCTURES IN MOBILE HOME PARKS, INCLUDING LIMITATIONS ON NUMBER AND SIZE, LOCATION REQUIREMENTS, CONSTRUCTION STANDARDS, USE RESTRICTIONS, PERMITTING REQUIREMENTS, PARK OWNER RESPONSIBILITIES, AND COMPLIANCE FOR NONCONFORMING STRUCTURES; PROVIDING FOR REPEALER, SEVERABILITY, AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICKASHA, OKLAHOMA:

SECTION 1. That the Code of Ordinances, City of Chickasha, Oklahoma, Title 54, Zoning, Article II, Zoning Districts, Section 54-38, M-H, Mobile Home Park District, is hereby amended by adding a section, to be numbered Section 54-38(g), which said section shall hereinafter read as follows:

Sec. 54-38(g). – Accessory Storage Structures.

Accessory storage structures shall be permitted within an approved mobile home park as an accessory use to a mobile home space, subject to the following conditions:

- (1) General. Accessory storage structures are permitted only in conjunction with a mobile home located within an approved mobile home park and shall be considered incidental and subordinate to the principal residential use.
- (2) Maximum Number and Size. A maximum of one (1) accessory storage structure shall be permitted per mobile home space. No accessory storage structure shall exceed one hundred fifty (150) square feet in area.
- (3) Location. Accessory storage structures shall be located on the same space as the mobile home they serve; shall not be located within any required setbacks applicable to mobile home spacing as established in this section; shall not be located within any utility easement, drainage easement, or right-of-way; and shall be placed on the driveway side of the mobile home unless otherwise approved by the Community Development Director due to site-specific conditions.
- (4) Construction and Materials. All accessory storage structures shall be constructed of durable materials, including but not limited to metal, wood, or comparable materials; shall be maintained in good condition and free from deterioration; and shall not include tarps, temporary materials, or makeshift construction.

(5) Utilities and Use Restrictions. Accessory storage structures shall not be used for habitation; shall not contain plumbing facilities; may include electrical service only if installed in compliance with all applicable codes and with proper permits issued by the City; and shall remain accessory to the residential use and shall not be used for commercial purposes.

(6) Permitting. All accessory storage structures shall require a building permit. The City shall review the proposed structure for compliance with this section and consistency with the approved mobile home park layout.

(7) Responsibility of Park Owner. The mobile home park owner or operator shall maintain a record of all accessory storage structures located within the park; ensure compliance with this section; and make such records available to the City upon request.

(8) Nonconforming Structures. Any existing accessory storage structure that does not comply with this section shall be brought into compliance within a reasonable period of time as determined by the City, or removed.

SECTION 2. Repealer. All ordinances or parts thereof which are inconsistent with this ordinance are repealed upon the effective date of this ordinance.

SECTION 3. Severability. If any section, subsection, sentence, clause, phase or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the remaining portions of this ordinance.

SECTION 4. Pursuant to 11 O.S. §14-108, the City Clerk is authorized to include this ordinance in the official Code of Ordinances for the City of Chickasha, it being the intent to authorize recodification with the inclusion of this ordinance upon approval.

SECTION 5. Emergency. It being immediately necessary for the preservation of the public, health, peace and safety of the City of Chickasha and the inhabitants thereof, an emergency is hereby declared to exist by reason whereof this Ordinance shall be in full force and effect immediately from and after its passage, approval as provided by law.

Adopted and approved this 4th day of May 2026

Zachary Grayson, Mayor

ATTESTED:

Susan McDaniel, CMC - City Clerk (SEAL)