

97 amended
by
121

ORDINANCE NO. 121

AN ORDINANCE AMENDING ORDINANCE NO. 97, THE DETROIT ZONING ORDINANCE.

"The City of Detroit, Oregon ordains as follows:"

Section 1. Purpose. To adopt text amendments to update the Detroit Zoning Ordinance No. 97 dated February 11, 1992.

Section 2. Chapter 7 - Specific Conditional Uses. The following section shall be added:

Section 7.050. RECREATIONAL VEHICLES PARK. Where identified as a conditional use, recreational vehicle parks shall comply with the following standards. Further, compliance with the following standards is evidence the proposal complies with Section 6.030 (C) of this zone code.

- (A) The establishment, enlargement or alteration of a recreational vehicle park shall require a conditional use permit. Application procedures shall comply with the requirements in Chapter 6.
- (B) General Development Standards. Unless otherwise approved as a variance, the following standards shall apply:
 1. Recreational vehicle parks shall not be occupied by manufactured homes, except for one manufactured home for an operator/owner.
 2. Access roads shall be paved or gravel, and shall have direct connection to a paved or gravel street.
 3. Park roadways shall be a minimum of 20 feet in width, curb to curb, provided that if parking is to be allowed on either side of the street, the minimum width shall be increased by seven (7) feet for each side of the street on which parking is to be allowed. Parking shall be parallel.
 4. Camping supplies and convenience foods may be sold within a building with proper licensing and signage.
 5. The entrance shall be designed with an adequate parking area for those registering, checking out, or stopping at the convenience store without blocking access to the designated recreational vehicle spaces; and without causing congestion on adjacent streets.

RESIDENTIAL HOME: A home licensed by or under the authority of the Department Human Resources under DRS 443.400 to 443.825 which provides residential care alone or in conjunction with treatment or training or a combination thereof, for five or fewer individuals who need not be related. Staff persons required to meet Department of Human Resources licensing requirements shall not be counted in the number of facility residents, and need not be related to each other, or to a resident of the residential facility.

SECTION 3. CHAPTER 5 - ZONE CHANGES. Section 5.060 (b) 9., is hereby revised with the following:

9. Financial contributions to public agencies, consistent with adopted systems development charges to offset increased costs, for providing services or facilities related to the intensification of the use of the property.

SECTION 4. CHAPTER 8 - VARIANCES. Section 8.010 is hereby revised with the following:

PURPOSE: Flexibility, adaptability, and reasonableness in the application, and administration of development standards is necessary where special conditions exist. For lands, or uses with unique characteristics the intent, and purpose of the development standard may be maintained while allowing adjustments to requirements. No variance shall be approved which permits the establishment of a use, or activity not identified in a zone.

Section 5. CHAPTER 7 - SPECIAL CONDITIONAL USES. Section 7.040 is hereby revised with the following:

"MANUFACTURED HOME PARK". Where identified as a conditional use, manufactured home parks shall comply with the following standards. Further, compliance with the following standards is evidence the proposal complies with Sections 5.060(B)(7) and (9), Section 6.030 (C), of this zone code.

Section 6. CHAPTER 12 - RS ZONE. The following shall be added to Section 12.020 PERMITTED USES, and Section 12.120 RECREATIONAL VEHICLES:

- (h) Residential Homes consistent with the definitional requirements in Chapter 2.

(3)

Section 15.080. OFF STREET PARKING AND LOADING REQUIREMENTS.

- (F) All new parking spaces shall be 9 feet wide and 16 feet long except as follows:
1. Up to thirty (30) percent of the required parking spaces may be constructed as compact parking spaces. The minimum width shall be 8.5 feet and the minimum length shall be 13 feet. All such spaces shall be marked "Compact Only".


Section 5. Chapter 10 - Accessory Structures. The words (other than stock fences) shall be deleted from Section 10.080. FENCES-USE OF HAZARDOUS MATERIAL.

Section 6. Severability. Should any section, subsection, paragraph, sentence, clause or phrase of this ordinance be declared invalid, such declaration shall not affect the validity of any other section, subsection, paragraph, sentence, clause or phrase; and if this ordinance or any portion thereof should be held to be invalid on one ground, but valid on another it shall be construed that the valid ground is the one upon which the ordinance or such portion thereof was enacted.

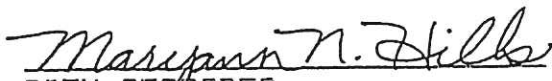
Section 7. Effective Date. This ordinance shall take effect on the thirtieth day after it's enactment.

Read first by title at a public hearing on December 14, 1993 after copies were provided to each council member, and notice of availability of copies for public inspection in the city office were posted at the city hall, post office, and hardware store on November 19, 1993. Read a second time by title only on January 11, 1994. Read a third time by title and Sections 2, 3, 4, and 5 in full on February 8, 1994. Passed by a vote of 5 ayes and 0 nays of the city council this 8th day of February, 1994.

Signed and approved by the mayor this 8th day of -
February 1994.


MAYOR

ATTEST this 10 day of February, 1994.


CITY RECORDER