

ORDINANCE NO. 92

AN ORDINANCE AMENDING ORDINANCE #61 ENTITLED ZONING ORDINANCE OF THE CITY OF DETROIT, OREGON.

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

CG COMMERCIAL GENERAL ZONE

Section 3.8. PUBLIC RESTROOMS IN BUSINESSES. Public restrooms are required in sit down dining establishments, no other businesses are required other than manufacturers.

DEFINITIONS

Section 5.15. DWELLING. Any building or any portion thereof, which is not an "apartment house", or a "hotel" as defined in this code, which contains one or more "apartments or "guest rooms, used intended, or designed to be built, used, rented, leased, let or hired out to be occupied, or which is occupied for living purposes, but excluding hotels, motels, boarding or rooming houses, travel trailers and campers.

Section 5.43. MANUFACTURED HOME. A vehicle or structure constructed with wheels for use on the public highways, that has sleeping, cooking and plumbing facilities. Such plumbing facilities include, but are not limited to, a shower or bathtub and toilet connected to approved sewage disposal facilities, and which manufactured home is intended for human occupancy and is being used for residential purposes for a period of not less than 30 days. Manufactured home must contain 700 square feet or more.

Section 5.55. TRAILER (TRAVEL OR VACATION), CAMPER OR MOTOR HOME.  
A vehicle or structure equipped with wheels for highway use that is intended for human occupancy, which is not being used for residential purposes and is being used for vacation and recreational purposes and is less than 500 square feet.

## DEFINITIONS

Section 5.63. COMMUNITY CENTER. A designated non-profit property devoted to public use.

Section 5.64. RECREATIONAL VEHICLE. Means a vehicle or structure equipped with wheels for highway use that is intended for human occupancy, which is not being used for residential purposes and is used for vacation and recreation purposes, a hauling trailer, off road vehicle and a marine vessel used for recreation purposes.

## GENERAL PROVISIONS

Section 6.6. CHANGES AND AMENDMENTS. Any amendment of this ordinance which amends, supplements or changes only the text hereof, shall be initiated by the governing body or by the Planning Commission by ordinance.

Section 6.11. USES NOT SPECIFICALLY COVERED. The City Recorder, subject to direction by the Planning Commission and City Council, may permit in a residential single family zone any use not described in this ordinance if he finds that the proposed use is in general keeping with the uses authorized in such zone or district. All multi-family, commercial general and industrial general uses, including both covered and not covered under heading "use" must present their plans to the Planning Commission and then to the City Council for approval.

Section 6.15. TRAILER (TRAVEL OR VACATION), CAMPER OR MOTOR HOME REQUIREMENTS. No camper, trailer, or motor home may remain on a property for more than seven consecutive days within a sixty day period without a valid compliance permit and approved septic system.

Section 6.16. MANUFACTURED HOME REQUIREMENTS. The manufactured home shall be excavated and back filled with foundation enclosed at the perimeter. And must have solid skirting within sixty days of placement.

Section 6.17. RECREATIONAL VEHICLE REQUIREMENTS. Recreational vehicle storage and parking may only be located on the yard of a residence and must not be on a City street.

Section 6.18. COMPLIANCE PERMIT. Any land use not in compliance with this ordinance prior to it's adoption must obtain a annual city compliance permit for such use from the City Recorder. There is no fee for permit as long as renewed annually by January 1st. After that date a \$25.00 fee will be charged. Compliance permits are not transferable.

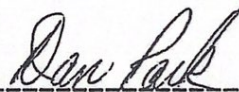
EFFECTIVE DATE

This ordinance shall take effect on the thirtieth day after its enactment.

Read by title and in full this 12th day of March 1991.

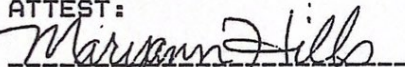
Read by title only this 12th day of March 1991.

Passed by the Council and approved by the Mayor this 12th day of March 1991.



\_\_\_\_\_  
Mayor

ATTEST:

  
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City Recorder