

PROP 2 Notice of Adoption

THIS FORM MUST BE MAILED TO DLCD
WITHIN 5 WORKING DAYS AFTER THE FINAL DECISION
PER ORS 197.610, OAR CHAPTER 660 - DIVISION 18



Jurisdiction: Keizer Local file number: TA2012-15
Date of Adoption: 4/1/2013 Date Mailed: 5/7/2013
Date original Notice of Proposed Amendment was mailed to DLCD: 12/4/2012

- Comprehensive Plan Text Amendment
- Land Use Regulation Amendment
- New Land Use Regulation
- Comprehensive Plan Map Amendment
- Zoning Map Amendment
- Other: _____

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

Text amendment to Section 2.423 (Houses of Worship) of the Keizer Development Code to allow the use of a recreational vehicle as a temporary use for church related purposes subject to 90 day time period.

Describe how the adopted amendment differs from the proposed amendment. If it is the same, write "SAME". If you did not give Notice for the Proposed Amendment, write "N/A".

Amended Section 2.412 (Recreational Vehicle Spaces and Parks) and Section 2.413 (Recreational Vehicle Storage - Single Family Homes) to allow the use of RV's subject to 30 day time limits.

Plan Map Changed from: na to: na

Zone Map Changed from: na to: na

Location: na Acres Involved: na

Specify Density: Previous: na New: na

Applicable Statewide Planning Goals: na

Was and Exception Adopted? YES NO

DLCD File No.: 004-12 (19615) [17443]

Did the Department of Land Conservation and Development receive a Notice of Proposed Amendment.....

Forty-five (45) days prior to first evidentiary hearing? **Yes** **No**

If no, do the statewide planning goals apply? **Yes** **No**

If no, did Emergency Circumstances require immediate adoption? **Yes** **No**

Affected State or Federal Agencies, Local Governments or Special Districts:

none

Local Contact: **Sam Litke, Senior Planner** Phone: **(503) 856-3442** Extension: _____

Address: **390 Chemawa Rd.** City: **Keizer**

Zip Code + 4: **97307-** Email Address: **litkes@keizer.org**

ADOPTION SUBMITTAL REQUIREMENTS

This form **must be mailed** to DLCD **within 5 working days after the final decision**
per ORS 197.610; OAR Chapter 660 - Division 18.

1. Send this Form and **TWO (2) Copies** of the Adopted Amendment to:

**ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540**

2. Submit **TWO (2) copies** the adopted material, if copies are bounded please submit **TWO (2) complete copies** of documents and maps.

3. Please Note: Adopted materials must be sent to DLCD not later than **FIVE (5) working days** following the date of the final decision on the amendment.

4. Submittal of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.

5. The deadline to appeal will not be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **TWENTY-ONE (21) days** of the date, the Notice of Adoption is sent to DLCD.

6. In addition to sending the Notice of Adoption to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.

7. **Need More Copies?** You can copy this form on to 8-1/2x11 green paper only; or call the DLCD Office at (503) 373-0050; or Fax your request to:(503) 378-5518; or Email your request to **maru.ulloa@state.or.us** - ATTENTION: PLAN AMENDMENT SPECIALIST.

1 BILL NO. 655

A BILL

ORDINANCE NO.

2013- 676

3 FOR

4
5 AN ORDINANCE

6
7
8 AMENDING KEIZER DEVELOPMENT CODE REGARDING
9 SECTION 2.412 (RECREATIONAL VEHICLE SPACES AND
10 PARKS), SECTION 2.413 (RECREATIONAL VEHICLE
11 STORAGE – SINGLE FAMILY HOMES), AND SECTION
12 2.423 (HOUSES OF WORSHIP); AMENDING ORDINANCE
13 98-389

14
15 WHEREAS, the Keizer Planning Commission has recommended to the Keizer
16 City Council amendments to the Keizer Development Code (Ordinance No. 98-389); and

17 WHEREAS, the City Council has held a hearing on this matter and considered the
18 testimony given and the recommendation of the Keizer Planning Commission; and

19 WHEREAS, the Keizer City Council has determined that it is necessary and
20 appropriate to amend the Keizer Development Code as set forth herein; and

21 WHEREAS, the Keizer City Council has determined that such amendments meet
22 the criteria set forth in state law, the Keizer Comprehensive Plan, and the Keizer
23 Development Code;

24 NOW, THEREFORE,

25 The City of Keizer ordains as follows:

26 Section 1. FINDINGS. The City of Keizer adopts the Findings set forth in
27 Exhibit "A" attached hereto and by this reference incorporated herein.

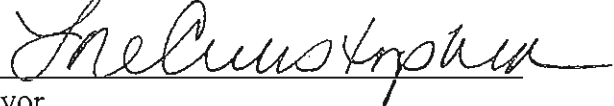
1 Section 2. AMENDMENT TO THE KEIZER DEVELOPMENT CODE. The
2 Keizer Development Code (Ordinance No. 98-389) is hereby amended by the adoption
3 of the changes to Section 2.412 (Recreational Vehicle Spaces and Parks, Section 2.413
4 (Recreational Vehicle Storage – Single Family Homes), and Section 2.423 (Houses of
5 Worship) as set forth in Exhibit "B" attached hereto, and by this reference incorporated
6 herein.

7 Section 3. SEVERABILITY. If any section, subsection, sentence, clause,
8 phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional, or
9 is denied acknowledgment by any court or board of competent jurisdiction, including,
10 but not limited to the Land Use Board of Appeals, the Land Conservation and
11 Development Commission and the Department of Land Conservation and Development,
12 then such portion shall be deemed a separate, distinct, and independent provision and
13 such holding shall not affect the validity of the remaining portions hereof.

14 Section 4. EFFECTIVE DATE. This Ordinance shall take effect thirty (30) days
15 after its passage.

16 PASSED this 1st day of April, 2013.

17
18 SIGNED this 1st day of April, 2013.

19
20 
21 _____
Mayor


22
23 
24 _____
City Recorder

EXHIBIT "A"

Findings regarding the adoption of amendments to the Keizer Development Code Section 2.413 (Recreational Vehicle Storage – Single Family Homes), 2.423 (Houses of Worship), and Section 2.412 (Recreational Vehicle Spaces and Parks).

The review criteria are listed in Section 3.111.04 of the Keizer Development Code.

The City of Keizer finds that:

1. General Findings.
 - a. The particulars of this case are found within planning file Text Amendment 2012-15. Public hearings were held before the Planning Commission on January 12, 2013 and also on February 13, 2013, and before the City Council on March 4, 2013. The Planning Commission reviewed the proposed revisions and in a 4-3 vote recommended that it be adopted. The City Council voted to direct staff to prepare findings and an ordinance to adopt the proposed text amendment.
 - b. The proposed text amendment will revise Section 2.413 (Recreational Vehicle Storage – Single Family Homes), 2.423 (Houses of Worship), and Section 2.412 (Recreational Vehicle Spaces and Parks) to permit a recreational vehicle to be used for temporary living space consistent with certain standards.
2. Amendments to the Comprehensive Plan or Development Code shall be approved if the evidence can substantiate the following. Amendments to the map shall be reviewed for compliance with each of the following, while text amendments shall only be reviewed for compliance with Section 3.111.04 B, C, and D. Given that this is a text amendment Section 3.111.04 A is not applicable.

3. **Section 3.111.04.B - A demonstrated need exists for the product of the proposed amendment -**

Findings: The proposed revision to the zone code reflects a demonstrated need. The City Council has recognized that from time to time the Keizer Development Code should be updated to avoid having the code become so out of date that it would require a massive and costly comprehensive update. The regulations within the Development Code regarding the use of recreational vehicles were last reviewed in 1998. The revisions to revise these sections of the Keizer Development Code are intended to clarify an ambiguity within the existing regulations.

The demonstrated need is related to providing clarity to the zone code. This text amendment originally sought to make a revision to Section 2.423 (Houses of Worship) of the Keizer Development Code to allow the use of a recreational vehicle (RV) as a temporary use for itinerant ministers. Upon closer examination of the code it was determined that the temporary use of an RV is not allowed in the development code. Apparently, since the adoption of the development code this type of use has been allowed through a creative interpretation of the code. In a strict reading of the code this type of use is not a legal use and the attached revisions will remedy this situation. As such, the proposed code revision complies with this review criterion.

4. **Section 3.111.04.C- The proposed amendment to the Keizer Development Code complies with statewide land use goals and related administrative rules**

FINDINGS: The proposed text amendment complies with the statewide land use planning goals as discussed below.

Goal 1 – Citizen Involvement: The adoption of this ordinance followed notice to interested parties, a public process of decision making involving public hearings, deliberation, and ordinance adoption. Public notice was provided in the Keizer Times. Public hearings were held before the planning commission and the city council. Public hearings were held before the Planning Commission on January 12, 2013 and also on February 13, 2013, and before the City Council on March 4, 2013. Citizens were afforded the opportunity to participate in the public process. Finally, the city council meetings are televised further providing an avenue for awareness of the issue. This process is consistent with the provision for providing an opportunity for citizens to be involved in all phases of this proposed planning process as is required by this goal and with implementing administrative rules within Oregon Administrative Rules.

Goal 2 – Land Use Planning: This ordinance amends the Keizer Development Code. The adoption proceeding was conducted in a manner consistent with requirements of the Keizer Comprehensive Plan, Keizer Development Code, and applicable state law. Notice was published in the Keizer Times in accordance with public notice requirements within the Keizer Development Code. Public hearings were conducted before both the planning commission and city council. An opportunity for both verbal and written testimony was provided. Therefore, the proposed revisions to the zone code are consistent with this statewide planning goal and administrative rules.

Goal 3 – Farm Land: The purpose of this goal is to protect lands that are designated for agricultural uses. Within the city limits there are two zones, Exclusive Farm Use (EFU) and Special Agriculture (SA), which are designated to allow commercial agricultural uses. The amendment involves regulations within the boundaries of the city limits of Keizer. Since the text amendments

will only involve lands that are designated inside the city limits it will not affect either the EFU or the SA zoned lands or lawful uses occurring on those lands. Therefore, the proposed amendments will comply with the Farm Land Goal and with any implementing administrative rules.

Goal 4 – Forest Land: The intent of this goal is to protect lands that are designated for commercial forest uses. There are no zone districts that are specifically designated within the city limits that will allow for commercial forestry. Also, there are no commercial forest lands near or adjacent to Keizer. The amendments to KDC Sections 2.412, 2.413, and 2.423 do not involve any land which is designated as forest land, nor will it impact the use of any forest lands. Therefore, this Goal and implementing administrative rules are not applicable to the proposed zone code amendments.

Goal 5 – Natural Resources: The intent of the Natural Resources Goal is to protect various natural resources such as wetlands, waterways, big game habitat, etc. The city established a Resource Conservation overlay zone to maintain, preserve and protect the natural features adjacent to Claggett Creek. In addition, the city has also been developing storm water regulations which will further protect water quality of the local water ways. The proposed amendments to the zone code regulations will not affect any of the city's natural resources protection regulations nor the lawful use of any properties that are within this overlay zone. Therefore, the proposed text amendments will be consistent with this goal and with administrative rules designed to implement this goal.

Goal 6 – Air, Water and Land Quality: The intent of this goal is to protect the city's air, water and land qualities. The city provides its residents with city water from groundwater sources. New construction is required to be connected to the established sanitary sewer system thereby reducing the likelihood of groundwater contamination from failing on-site septic systems. The city has storm water regulations which are geared to maintain water quality in Willamette River and other local streams. Land quality is preserved through the city's erosion control regulations and through zone code development regulations. Air quality is preserved through the city's development code regulations which limit certain types of uses in certain zones. Primarily, air quality regulations will continue to be enforced by the appropriate state agencies which govern air emission standards. The revision to the city's zone code regulations governing temporary use of recreational vehicles for living purposes will have no impact on the quality of air, water, or land resources and so complies with this goal and with administrative rules that implement this goal.

Goal 7 – Natural Hazards: The purpose of this goal is to protect life and property from hazards resulting from flooding, steep slopes or other natural occurrences. The city has floodplain regulations that govern the placement of structures within identified 100-year floodplains within the city limits. A

floodplain is the area that is adjacent to a body of water which may be subject to periodic inundation. In Keizer, these are primarily located along the Willamette River and smaller streams such as Claggett Creek. The floodplains have been mapped by the federal government. With the exception of areas removed from the 100-year floodplain through the Letter of Map Amendment the 100-year floodplain is the area of greatest concern. While this area is referred to as a 100-year floodplain it is because it has a statistical probability of having a 1% chance of flooding in any one year. The last major 100 year flood event was the 1964 flood. By contrast, the 1996 flood was not a 100 year flood event for Keizer, although clearly there was a significant amount of water flowing through parts of Keizer during that flood event. The intent of the floodplain regulations is to minimize the loss of life and property damage by preventing development, elevating structures above the flood elevation, or flood proofing structures in the floodplain. Only in the area identified as a floodway will most forms of development be prohibited. The floodway is that area that is generally the channels of rivers and streams which during a flood event will experience very significant water depth and velocity flows. The revisions to the zone code for the proposed text amendments will neither impact this goal nor any administrative rules.

Goal 8 – Recreation: This goal requires the city to identify and plan for the current and future recreation needs of the residents of the city. The city has an adopted Parks and Recreation Master Plan that inventories the parks, playgrounds, and other recreational opportunities within the city limits and also plans for the city’s future park and recreation needs. The proposed amendments to the city’s regulations regarding temporary use of recreational vehicles for living purposes within the city limits will not have any impact on the recreational activities or uses that occur on any park land within the city. While the text amendments will allow a recreational vehicle to be used for temporary living space this use is not intended to be construed as any sort of recreation activity and as such is not identified in the city’s Parks Master Plan as being needed to serve the city’s 20 year park needs. Therefore, the amendments will not impact either this goal or any administrative rules that implement it.

Goal 9 – Economic Development: The intent of this goal is to ensure that the city plans for its overall economic vitality. The city recently engaged with Marion and Polk Counties and with the City of Salem to conduct a planning study of an economic opportunity analysis for the Salem – Keizer regional area. The intent of this study is to identify potential economic opportunities facing the region so as to better plan to take advantage of identified economic opportunities. A follow up to that study is currently being undertaken that will document the economic trends and economic opportunities which are geared specifically to Keizer. This study is projected to have a final product in the spring of 2013. The proposed amendments to the city’s regulations regarding temporary use of recreational vehicles for living purposes within the city limits will not have any impact on the city economic development plans. This

allowance is intended for either churches or single family residential properties which are not areas that could ever be viably developed with any sort of commercial or industrial use. Therefore, the proposal is consistent with this goal and with all administrative rules.

Goal 10 – Housing: This goal requires the city to plan and provide for the housing needs of its residents. The city recently engaged with the City of Salem to conduct a planning study of buildable lands and housing needs analysis for the Salem – Keizer regional area. A follow up to that study will be for the city to adopt its own local housing needs analysis which will be geared specifically to Keizer and will identify the projected 20 year housing needs for the city. The intent of the proposed text amendments are to modify the city’s regulations regarding temporary use of recreational vehicles for living purposes within the city limits. It would never be an option to convert a recreational vehicle into a long-range permanent living space that would be in violation of building setback requirements or building codes. As such it will not affect the city’s inventory of housing options. The proposed amendments to KDC Sections 2.412, 2.413, and 2.423 will not impact either this goal or any related rules.

Goal 11- Public Facilities and Services: The intent of this goal is to develop a timely, orderly and efficient arrangement of public facilities and services necessary to serve the residents of Keizer. The city provides its residents with water, sanitary sewer, and an established street system. Administrative, police and public safety services also are provided by the city. Fire protection services will continue to be provided by the Keizer Fire District or Marion County Fire District #1 depending on which district property is located. The proposed text amendments regarding temporary use of recreational vehicles for living purposes will not impact any of the city’s public facilities and services. The proposed amendments to KDC Sections 2.412, 2.413, and 2.423 will comply with this goal and all administrative rules.

Goal 12 – Transportation: The city has an adopted Transportation System Plan that describes the city’s transportation systems. This system includes streets, transit bike, and pedestrian systems. The proposed text amendments regarding temporary use of recreational vehicles for living purposes will have no impact on the city’s transportation systems. The proposed text amendments will positively affect this goal and any rules.

Goal 13 – Energy Conservation: This goal seeks to maximize the conservation of energy. All new construction requires compliance for review to applicable energy conservation standards. The proposed zone code text amendments will have not impact this goal nor any of the implementing administrative rules.

Goal 14 – Urbanization: The intent of this goal to provide for an orderly and efficient transition from rural to urban land use. The city has an adopted

Comprehensive Plan and zone code that complies with the goal. The proposed text amendments to the city's regulations regarding temporary use of recreational vehicles for living purposes within the city limits will have no impact on the intent of this goal as it only will involve land that is within the city limits and not the use of land being transitioned from rural to urbanized uses.

Goal 15 – Willamette River: This goal seeks to protect, conserve, maintain the natural, scenic, historical, agricultural, economic and recreational qualities of lands along the Willamette River. While the Willamette River is located along the western flanks of Keizer the proposed text amendments will not impact the Willamette River. The revisions to the city's requirements in KDC Sections 2.412, 2.413, and 2.423 will have no impact on the ability of the city to regulate uses along the river or the Willamette River overlay zone regulations and so this goal is not applicable.

Goal 16 (Estuarine Resources), Goal 17 (Coastal Shorelands), Goal 18 (Beaches and Dunes), and Goal 19 Ocean Resources) govern areas along the ocean. Since Keizer is not located along the coast these goals are not applicable

In consideration of the above findings, the proposed zone code revision to KDC Sections 2.412, 2.413, and 2.423 comply with all applicable statewide land use goals and with all applicable administrative rules which implement the relevant goal.

5. **Section 3.111.04.D - The amendment is appropriate as measured by at least one of the following criteria:**
- a. It corrects identified error(s) in the previous plan.
 - b. It represents a logical implementation of the plan.
 - c. It is mandated by changes in federal, state, or local law.
 - d. It is otherwise deemed by the council to be desirable, appropriate, and proper.

FINDINGS: The proposed amendment is intended in part to correct several identified errors within the existing regulations. This revision to Section 2.413 (Recreational Vehicle Storage – Single Family Homes), 2.423 (Houses of Worship), and Section 2.412 (Recreational Vehicle Spaces and Parks) will permit a recreational vehicle to be used for temporary living space consistent with certain standards. This text amendment originally sought to make a revision to Section 2.423 (Houses of Worship) of the Keizer Development Code to allow the use of a recreational vehicle (RV) as a temporary use for itinerant ministers. Upon closer examination of the code it was determined that the temporary use of an RV is not allowed in the development code. Apparently, since the adoption of the development code, this type use has been allowed through a creative interpretation of the code. In a strict reading of the code, this type of use is not a legal use and the attached revisions will remedy this situation.

The revision to KDC Section 2.413 (Recreational Vehicle Storage – Single Family Homes) will permit one recreational vehicle to be used as a temporary living space provided that the recreational vehicle is parked on an RV space consistent with the provisions with KDC Section 2.413 and for no more than 30 days during any calendar year. The revision to Section KDC 2.423 (Houses of Worship) will permit one recreational vehicle to be used as a temporary living space for 90 days in a calendar year. KDC Section 2.412 (Recreational Vehicle Spaces and Parks) contains a revision to limit the temporary use in Section 2.413 to 30 days as well as a brief editing change to make a sentence read easier.

While there are no Comprehensive Plan goals or policies that offer guidance, it is determined that the proposed amendment to the zone code represents a logical implementation of the Keizer Comprehensive Plan. The proposed amendments are not mandated by any federal, state, or local laws. The City Council has, by this adoption, determined that the text revisions to KDC Sections 2.412, 2.413, and 2.423 are desirable, appropriate, and proper. As such, the proposal complies with this criterion.

2.412 RECREATIONAL VEHICLE SPACES AND PARKS

Where permitted, recreational vehicle spaces or parks shall meet the following use and development standards. (5/98)

- A. Definitions. For the purpose of this section, the following definitions shall apply. (5/98)
1. Recreational Vehicle: A unit, with or without motive power, which is designed for human occupancy and intended to be used for recreational or temporary living purposes. Recreational vehicle includes. (5/98)
 - a. Camping Trailer: A non-motorized vehicle unit mounted on wheels and constructed with sides that can be collapsed when the unit is towed by another vehicle. (5/98)
 - b. Motor Home: A vehicular unit built on or permanently attached to a motorized vehicle chassis cab or van which is an integral part of the complete vehicle. (5/98)
 - c. Travel Trailer: A vehicular unit without motive power which has a roof, floor, and sides and is mounted on wheels and designed to be towed by a motorized vehicle, but which is not of such size or weight as to require special highway movement permits. (5/98)
 - d. Truck Camper: A portable unit which has a roof, floor, and sides and is designed to be loaded onto and unloaded out of the bed of a truck or pick-up truck. (5/98)
 - e. Boat, licensed or unlicensed, including trailer. (5/98)
 - f. All-terrain vehicle (ATV). (5/98)
 2. Recreational Vehicle Park: Any area operated and maintained for the purposes of providing space for overnight use by recreational vehicles. (5/98)
 3. Recreational Vehicle Space: The area under a parked and occupied recreational vehicle. (5/98)
 4. Except as provided in Section 2.423, if a recreational vehicle is used for temporary living purposes ~~the space is occupied by one or more occupied recreational vehicles~~ for more than ~~420~~ 30 days in any

calendar year, the space shall be located in a recreational vehicle park. (5/98)

B. Development and Use Requirements for Recreational Vehicle Parks. (5/98)

1. With the exception of one mobile home for a caretaker/operator, recreational vehicle parks shall be limited to recreational vehicles, tents and other temporary shelter structures. (5/98)
2. Access roads shall be paved. (5/98)
3. One-way access roads and parking spaces shall have an improved width of 12 feet. A 20 foot wide road is required if parallel parking is allowed on one side. Two-way access roads shall have an improved width of at least 22 feet. (5/98)
4. The perimeter of the recreational vehicle park shall be surrounded by a 6 foot sight-obscuring fence or hedge. (5/98)
5. Camping supplies and convenience foods may be sold within a building. (5/98)
6. The entrance shall be designed with adequate parking without blocking two-way access to the designated recreational vehicle spaces. (5/98)
7. No outdoor recreation facilities shall be used between 10 p.m. and 8 a.m. (5/98)
8. All outdoor lighting shall be directed away from adjacent residential properties and public streets. (5/98)
9. A dump station for discharging wastewater holding tanks shall be provided unless each space is equipped with a sewer connection. (5/98)
10. Except as provided in Section 2.423, spaces to be occupied for more than ~~420~~ 30 days in any calendar year shall provide on-site electrical, sewer, and water hookups. (5/98)

C. Requirements for Recreational Vehicle Spaces. (5/98)

1. The space shall have an all-weather surface and be drained to prevent standing water. (5/98)
2. These spaces shall not be located closer than 10 feet to any other spaces or any buildings unless located within a building. (5/98)

3. The space shall not be located in any required off-street parking space or required yard areas. (5/98)
- D. For a recreational vehicle referred to in Section 2.116.03(E) (Recreational Vehicles in Public Zones in Conjunction with Stadiums) the following use and development standards shall apply instead of Subsection C above. (12/98)
1. The recreational vehicle shall be kept in good condition and repair and attractive at all times as determined by the City Manager and Public Works Department or their designee. (12/98)
 2. The recreational vehicle shall be used and occupied only by caretaker/security personnel for protection and maintenance of the stadium. (12/98)
 3. The recreational vehicle space shall be paved with asphalt or concrete of a size able to completely accommodate the recreational vehicle being parked with an additional two (2) feet of paving on each side and the end of the recreational vehicle. (12/98)
 4. The recreational vehicle space shall have a sewer connection approved by the City of Salem. (12/98)
 5. The connection from the recreational vehicle to the sewer connection shall be by hard pipe only. No flexible hoses shall be allowed. (12/98)
 6. The connection between the recreation vehicle and the sewer connection shall be approved by the City of Keizer Public Works Department and shall be drip-tight. (12/98)
 7. The water connection shall be a hose approved for recreational vehicle use and shall include an atmospheric vacuum breaker pursuant to the Uniform Plumbing Code to prevent back siphoning. (12/98)
 8. The location of the recreational vehicle space shall be approved by the Keizer Public Works Department and the ~~Keizer Rural~~ applicable fire district. (12/98)
 9. The recreational vehicle and recreational vehicle space shall be placed and used in conjunction with all applicable public works, development, health, fire, building, and other applicable regulations. (12/98)

2.413 RECREATIONAL VEHICLE STORAGE - SINGLE FAMILY HOMES

Where permitted as a special use in conjunction with a single family residence, the development of recreational vehicle storage space shall meet the following use and development standards. (5/98)

- A. Space Limitation. Each residence in the RS Zone shall be limited to one RV storage space in addition to permitted off-street parking. Permitted off-street parking may be used to store recreational vehicles. (5/98)
- B. Location. The RV space shall be located in either the side or rear yard, or in the front yard in accordance with Section E, below. (5/98)
- C. Surfacing. The space shall have an all-weather surface and be drained to prevent standing water. (5/98)
- D. Screening. A space located closer than 10 feet to an adjacent property line shall be screened by a 6 foot sight-obscuring fence, wall or hedge. (5/98)
- E. Parking in a Front Yard. No RV, boat, or similar recreational vehicle shall be parked in a front yard other than on a driveway or in an enclosed area as described in Section 2.312.05. No driveway shall be widened to more than 36 feet to accommodate an RV (2.303.04.D.). No RV shall be parked so as to intrude into the public right-of-way. (5/98)
- F. Recreational Vehicle Use. One recreational vehicle can be used for temporary living purposes provided that the recreational vehicle is parked on an RV space consistent with the provisions in this chapter. In addition, a recreational vehicle can be used for temporary living purposes for no more than 30 total days during any calendar year.

2.423 HOUSES OF WORSHIP

Where permitted as a special use, houses of worship shall meet the following use and development standards. (5/98)

- A. Location. Houses of worship shall be located adjacent to designated collector or arterial streets. (5/98)
- B. Side and rear setbacks. In or abutting every residential zone or use, 20 feet. (5/98)
- C. Landscaping. All required yard areas shall be landscaped. (5/98)
- D. Off-street parking. No off-street parking area shall be permitted within a required yard area or within 10 feet of a residential zone or use. For houses of worship not located on an arterial street, no more than 100 off-street spaces shall be provided. Building size and seating capacity may be limited by the maximum number of parking spaces allowed in this subsection and that effect is intended. These provisions shall not justify a variance. (5/98)
- E. Screening of off-street parking. Where any portion of an off-street parking area is within 15 feet of a lot zoned or used for residential purposes, the perimeter of the parking area facing such residential zone or use shall be screened by a sight-obscuring fence, wall, or hedge. (5/98)
- F. Street access. Unless permitted by the City, no more than two vehicle access driveways per street frontage shall be permitted. (5/98)
- G. Bus Storage. Storage of buses used to transport the congregation is permitted if buses are not parked closer than 20 feet to a lot in a residential zone. (5/98)
- H. Recreational Vehicle use. Temporary use of one recreational vehicle is permitted provided that the recreational vehicle is screened by a 6 foot tall sight-obscuring fence from any adjacent lot that is in a residential use or zone. A recreational vehicle can be used for temporary living purposes for no more than 90 total days during any calendar year. The same or a different recreational vehicle may be parked on the property for temporary living purposes, so long as the maximum number of days in a calendar year is not exceeded.

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19 WHEREAS, the Keizer City Council has determined that it is necessary and
20 appropriate to amend the Keizer Development Code as set forth herein; and

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24 NOW, THEREFORE,

25 The City of Keizer ordains as follows:

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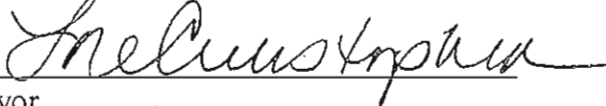
1 Section 2. AMENDMENT TO THE KEIZER DEVELOPMENT CODE. The
2 Keizer Development Code (Ordinance No. 98-389) is hereby amended by the adoption
3 of the changes to Section 2.412 (Recreational Vehicle Spaces and Parks, Section 2.413
4 (Recreational Vehicle Storage – Single Family Homes), and Section 2.423 (Houses of
5 Worship) as set forth in Exhibit "B" attached hereto, and by this reference incorporated
6 herein.

7 Section 3. SEVERABILITY. If any section, subsection, sentence, clause,
8 phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional, or
9 is denied acknowledgment by any court or board of competent jurisdiction, including,
10 but not limited to the Land Use Board of Appeals, the Land Conservation and
11 Development Commission and the Department of Land Conservation and Development,
12 then such portion shall be deemed a separate, distinct, and independent provision and
13 such holding shall not affect the validity of the remaining portions hereof.

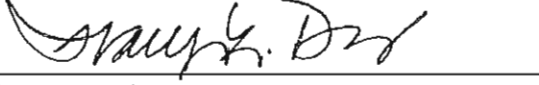
14 Section 4. EFFECTIVE DATE. This Ordinance shall take effect thirty (30) days
15 after its passage.

16 PASSED this 1st day of April, 2013.

17
18 SIGNED this 1st day of April, 2013.

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21 Mayor

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24 City Recorder

EXHIBIT "A"

Findings regarding the adoption of amendments to the Keizer Development Code Section 2.413 (Recreational Vehicle Storage – Single Family Homes), 2.423 (Houses of Worship), and Section 2.412 (Recreational Vehicle Spaces and Parks).

The review criteria are listed in Section 3.111.04 of the Keizer Development Code.

The City of Keizer finds that:

1. General Findings.

- a. The particulars of this case are found within planning file Text Amendment 2012-15. Public hearings were held before the Planning Commission on January 12, 2013 and also on February 13, 2013, and before the City Council on March 4, 2013. The Planning Commission reviewed the proposed revisions and in a 4-3 vote recommended that it be adopted. The City Council voted to direct staff to prepare findings and an ordinance to adopt the proposed text amendment.
- b. The proposed text amendment will revise Section 2.413 (Recreational Vehicle Storage – Single Family Homes), 2.423 (Houses of Worship), and Section 2.412 (Recreational Vehicle Spaces and Parks) to permit a recreational vehicle to be used for temporary living space consistent with certain standards.

2. Amendments to the Comprehensive Plan or Development Code shall be approved if the evidence can substantiate the following. Amendments to the map shall be reviewed for compliance with each of the following, while text amendments shall only be reviewed for compliance with Section 3.111.04 B, C, and D. Given that this is a text amendment Section 3.111.04 A is not applicable.

3. Section 3.111.04.B - A demonstrated need exists for the product of the proposed amendment -

Findings: The proposed revision to the zone code reflects a demonstrated need. The City Council has recognized that from time to time the Keizer Development Code should be updated to avoid having the code become so out of date that it would require a massive and costly comprehensive update. The regulations within the Development Code regarding the use of recreational vehicles were last reviewed in 1998. The revisions to revise these sections of the Keizer Development Code are intended to clarify an ambiguity within the existing regulations.

The demonstrated need is related to providing clarity to the zone code. This text amendment originally sought to make a revision to Section 2.423 (Houses of Worship) of the Keizer Development Code to allow the use of a recreational vehicle (RV) as a temporary use for itinerant ministers. Upon closer examination of the code it was determined that the temporary use of an RV is not allowed in the development code. Apparently, since the adoption of the development code this type of use has been allowed through a creative interpretation of the code. In a strict reading of the code this type of use is not a legal use and the attached revisions will remedy this situation. As such, the proposed code revision complies with this review criterion.

4. **Section 3.111.04.C- The proposed amendment to the Keizer Development Code complies with statewide land use goals and related administrative rules**

FINDINGS: The proposed text amendment complies with the statewide land use planning goals as discussed below.

Goal 1 – Citizen Involvement: The adoption of this ordinance followed notice to interested parties, a public process of decision making involving public hearings, deliberation, and ordinance adoption. Public notice was provided in the Keizer Times. Public hearings were held before the planning commission and the city council. Public hearings were held before the Planning Commission on January 12, 2013 and also on February 13, 2013, and before the City Council on March 4, 2013. Citizens were afforded the opportunity to participate in the public process. Finally, the city council meetings are televised further providing an avenue for awareness of the issue. This process is consistent with the provision for providing an opportunity for citizens to be involved in all phases of this proposed planning process as is required by this goal and with implementing administrative rules within Oregon Administrative Rules.

Goal 2 – Land Use Planning: This ordinance amends the Keizer Development Code. The adoption proceeding was conducted in a manner consistent with requirements of the Keizer Comprehensive Plan, Keizer Development Code, and applicable state law. Notice was published in the Keizer Times in accordance with public notice requirements within the Keizer Development Code. Public hearings were conducted before both the planning commission and city council. An opportunity for both verbal and written testimony was provided. Therefore, the proposed revisions to the zone code are consistent with this statewide planning goal and administrative rules.

Goal 3 – Farm Land: The purpose of this goal is to protect lands that are designated for agricultural uses. Within the city limits there are two zones, Exclusive Farm Use (EFU) and Special Agriculture (SA), which are designated to allow commercial agricultural uses. The amendment involves regulations within the boundaries of the city limits of Keizer. Since the text amendments

will only involve lands that are designated inside the city limits it will not affect either the EFU or the SA zoned lands or lawful uses occurring on those lands. Therefore, the proposed amendments will comply with the Farm Land Goal and with any implementing administrative rules.

Goal 4 – Forest Land: The intent of this goal is to protect lands that are designated for commercial forest uses. There are no zone districts that are specifically designated within the city limits that will allow for commercial forestry. Also, there are no commercial forest lands near or adjacent to Keizer. The amendments to KDC Sections 2.412, 2.413, and 2.423 do not involve any land which is designated as forest land, nor will it impact the use of any forest lands. Therefore, this Goal and implementing administrative rules are not applicable to the proposed zone code amendments.

Goal 5 – Natural Resources: The intent of the Natural Resources Goal is to protect various natural resources such as wetlands, waterways, big game habitat, etc. The city established a Resource Conservation overlay zone to maintain, preserve and protect the natural features adjacent to Claggett Creek. In addition, the city has also been developing storm water regulations which will further protect water quality of the local water ways. The proposed amendments to the zone code regulations will not affect any of the city's natural resources protection regulations nor the lawful use of any properties that are within this overlay zone. Therefore, the proposed text amendments will be consistent with this goal and with administrative rules designed to implement this goal.

Goal 6 – Air, Water and Land Quality: The intent of this goal is to protect the city's air, water and land qualities. The city provides its residents with city water from groundwater sources. New construction is required to be connected to the established sanitary sewer system thereby reducing the likelihood of groundwater contamination from failing on-site septic systems. The city has storm water regulations which are geared to maintain water quality in Willamette River and other local streams. Land quality is preserved through the city's erosion control regulations and through zone code development regulations. Air quality is preserved through the city's development code regulations which limit certain types of uses in certain zones. Primarily, air quality regulations will continue to be enforced by the appropriate state agencies which govern air emission standards. The revision to the city's zone code regulations governing temporary use of recreational vehicles for living purposes will have no impact on the quality of air, water, or land resources and so complies with this goal and with administrative rules that implement this goal.

Goal 7 – Natural Hazards: The purpose of this goal is to protect life and property from hazards resulting from flooding, steep slopes or other natural occurrences. The city has floodplain regulations that govern the placement of structures within identified 100-year floodplains within the city limits. A

floodplain is the area that is adjacent to a body of water which may be subject to periodic inundation. In Keizer, these are primarily located along the Willamette River and smaller streams such as Claggett Creek. The floodplains have been mapped by the federal government. With the exception of areas removed from the 100-year floodplain through the Letter of Map Amendment the 100-year floodplain is the area of greatest concern. While this area is referred to as a 100-year floodplain it is because it has a statistical probability of having a 1% chance of flooding in any one year. The last major 100 year flood event was the 1964 flood. By contrast, the 1996 flood was not a 100 year flood event for Keizer, although clearly there was a significant amount of water flowing through parts of Keizer during that flood event. The intent of the floodplain regulations is to minimize the loss of life and property damage by preventing development, elevating structures above the flood elevation, or flood proofing structures in the floodplain. Only in the area identified as a floodway will most forms of development be prohibited. The floodway is that area that is generally the channels of rivers and streams which during a flood event will experience very significant water depth and velocity flows. The revisions to the zone code for the proposed text amendments will neither impact this goal nor any administrative rules.

Goal 8 – Recreation: This goal requires the city to identify and plan for the current and future recreation needs of the residents of the city. The city has an adopted Parks and Recreation Master Plan that inventories the parks, playgrounds, and other recreational opportunities within the city limits and also plans for the city’s future park and recreation needs. The proposed amendments to the city’s regulations regarding temporary use of recreational vehicles for living purposes within the city limits will not have any impact on the recreational activities or uses that occur on any park land within the city. While the text amendments will allow a recreational vehicle to be used for temporary living space this use is not intended to be construed as any sort of recreation activity and as such is not identified in the city’s Parks Master Plan as being needed to serve the city’s 20 year park needs. Therefore, the amendments will not impact either this goal or any administrative rules that implement it.

Goal 9 – Economic Development: The intent of this goal is to ensure that the city plans for its overall economic vitality. The city recently engaged with Marion and Polk Counties and with the City of Salem to conduct a planning study of an economic opportunity analysis for the Salem – Keizer regional area. The intent of this study is to identify potential economic opportunities facing the region so as to better plan to take advantage of identified economic opportunities. A follow up to that study is currently being undertaken that will document the economic trends and economic opportunities which are geared specifically to Keizer. This study is projected to have a final product in the spring of 2013. The proposed amendments to the city’s regulations regarding temporary use of recreational vehicles for living purposes within the city limits will not have any impact on the city economic development plans. This

allowance is intended for either churches or single family residential properties which are not areas that could ever be viably developed with any sort of commercial or industrial use. Therefore, the proposal is consistent with this goal and with all administrative rules.

Goal 10 – Housing: This goal requires the city to plan and provide for the housing needs of its residents. The city recently engaged with the City of Salem to conduct a planning study of buildable lands and housing needs analysis for the Salem – Keizer regional area. A follow up to that study will be for the city to adopt its own local housing needs analysis which will be geared specifically to Keizer and will identify the projected 20 year housing needs for the city. The intent of the proposed text amendments are to modify the city’s regulations regarding temporary use of recreational vehicles for living purposes within the city limits. It would never be an option to convert a recreational vehicle into a long-range permanent living space that would be in violation of building setback requirements or building codes. As such it will not affect the city’s inventory of housing options. The proposed amendments to KDC Sections 2.412, 2.413, and 2.423 will not impact either this goal or any related rules.

Goal 11- Public Facilities and Services: The intent of this goal is to develop a timely, orderly and efficient arrangement of public facilities and services necessary to serve the residents of Keizer. The city provides its residents with water, sanitary sewer, and an established street system. Administrative, police and public safety services also are provided by the city. Fire protection services will continue to be provided by the Keizer Fire District or Marion County Fire District #1 depending on which district property is located. The proposed text amendments regarding temporary use of recreational vehicles for living purposes will not impact any of the city’s public facilities and services. The proposed amendments to KDC Sections 2.412, 2.413, and 2.423 will comply with this goal and all administrative rules.

Goal 12 – Transportation: The city has an adopted Transportation System Plan that describes the city’s transportation systems. This system includes streets, transit bike, and pedestrian systems. The proposed text amendments regarding temporary use of recreational vehicles for living purposes will have no impact on the city’s transportation systems. The proposed text amendments will positively affect this goal and any rules.

Goal 13 – Energy Conservation: This goal seeks to maximize the conservation of energy. All new construction requires compliance for review to applicable energy conservation standards. The proposed zone code text amendments will have not impact this goal nor any of the implementing administrative rules.

Goal 14 – Urbanization: The intent of this goal to provide for an orderly and efficient transition from rural to urban land use. The city has an adopted

Comprehensive Plan and zone code that complies with the goal. The proposed text amendments to the city's regulations regarding temporary use of recreational vehicles for living purposes within the city limits will have no impact on the intent of this goal as it only will involve land that is within the city limits and not the use of land being transitioned from rural to urbanized uses.

Goal 15 – Willamette River: This goal seeks to protect, conserve, maintain the natural, scenic, historical, agricultural, economic and recreational qualities of lands along the Willamette River. While the Willamette River is located along the western flanks of Keizer the proposed text amendments will not impact the Willamette River. The revisions to the city's requirements in KDC Sections 2.412, 2.413, and 2.423 will have no impact on the ability of the city to regulate uses along the river or the Willamette River overlay zone regulations and so this goal is not applicable.

Goal 16 (Estuarine Resources), Goal 17 (Coastal Shorelands), Goal 18 (Beaches and Dunes), and Goal 19 Ocean Resources) govern areas along the ocean. Since Keizer is not located along the coast these goals are not applicable

In consideration of the above findings, the proposed zone code revision to KDC Sections 2.412, 2.413, and 2.423 comply with all applicable statewide land use goals and with all applicable administrative rules which implement the relevant goal.

5. **Section 3.111.04.D - The amendment is appropriate as measured by at least one of the following criteria:**
- a. It corrects identified error(s) in the previous plan.
 - b. It represents a logical implementation of the plan.
 - c. It is mandated by changes in federal, state, or local law.
 - d. It is otherwise deemed by the council to be desirable, appropriate, and proper.

FINDINGS: The proposed amendment is intended in part to correct several identified errors within the existing regulations. This revision to Section 2.413 (Recreational Vehicle Storage – Single Family Homes), 2.423 (Houses of Worship), and Section 2.412 (Recreational Vehicle Spaces and Parks) will permit a recreational vehicle to be used for temporary living space consistent with certain standards. This text amendment originally sought to make a revision to Section 2.423 (Houses of Worship) of the Keizer Development Code to allow the use of a recreational vehicle (RV) as a temporary use for itinerant ministers. Upon closer examination of the code it was determined that the temporary use of an RV is not allowed in the development code. Apparently, since the adoption of the development code, this type use has been allowed through a creative interpretation of the code. In a strict reading of the code, this type of use is not a legal use and the attached revisions will remedy this situation.

The revision to KDC Section 2.413 (Recreational Vehicle Storage – Single Family Homes) will permit one recreational vehicle to be used as a temporary living space provided that the recreational vehicle is parked on an RV space consistent with the provisions with KDC Section 2.413 and for no more than 30 days during any calendar year. The revision to Section KDC 2.423 (Houses of Worship) will permit one recreational vehicle to be used as a temporary living space for 90 days in a calendar year. KDC Section 2.412 (Recreational Vehicle Spaces and Parks) contains a revision to limit the temporary use in Section 2.413 to 30 days as well as a brief editing change to make a sentence read easier.

While there are no Comprehensive Plan goals or policies that offer guidance, it is determined that the proposed amendment to the zone code represents a logical implementation of the Keizer Comprehensive Plan. The proposed amendments are not mandated by any federal, state, or local laws. The City Council has, by this adoption, determined that the text revisions to KDC Sections 2.412, 2.413, and 2.423 are desirable, appropriate, and proper. As such, the proposal complies with this criterion.

2.412 RECREATIONAL VEHICLE SPACES AND PARKS

Where permitted, recreational vehicle spaces or parks shall meet the following use and development standards. (5/98)

- A. Definitions. For the purpose of this section, the following definitions shall apply. (5/98)
1. Recreational Vehicle: A unit, with or without motive power, which is designed for human occupancy and intended to be used for recreational or temporary living purposes. Recreational vehicle includes. (5/98)
 - a. Camping Trailer: A non-motorized vehicle unit mounted on wheels and constructed with sides that can be collapsed when the unit is towed by another vehicle. (5/98)
 - b. Motor Home: A vehicular unit built on or permanently attached to a motorized vehicle chassis cab or van which is an integral part of the complete vehicle. (5/98)
 - c. Travel Trailer: A vehicular unit without motive power which has a roof, floor, and sides and is mounted on wheels and designed to be towed by a motorized vehicle, but which is not of such size or weight as to require special highway movement permits. (5/98)
 - d. Truck Camper: A portable unit which has a roof, floor, and sides and is designed to be loaded onto and unloaded out of the bed of a truck or pick-up truck. (5/98)
 - e. Boat, licensed or unlicensed, including trailer. (5/98)
 - f. All-terrain vehicle (ATV). (5/98)
 2. Recreational Vehicle Park: Any area operated and maintained for the purposes of providing space for overnight use by recreational vehicles. (5/98)
 3. Recreational Vehicle Space: The area under a parked and occupied recreational vehicle. (5/98)
 4. Except as provided in Section 2.423, if a recreational vehicle is used for temporary living purposes ~~the space is occupied by one or more occupied recreational vehicles~~ for more than ~~420~~ 30 days in any

calendar year, the space shall be located in a recreational vehicle park. (5/98)

B. Development and Use Requirements for Recreational Vehicle Parks. (5/98)

1. With the exception of one mobile home for a caretaker/operator, recreational vehicle parks shall be limited to recreational vehicles, tents and other temporary shelter structures. (5/98)
2. Access roads shall be paved. (5/98)
3. One-way access roads and parking spaces shall have an improved width of 12 feet. A 20 foot wide road is required if parallel parking is allowed on one side. Two-way access roads shall have an improved width of at least 22 feet. (5/98)
4. The perimeter of the recreational vehicle park shall be surrounded by a 6 foot sight-obscuring fence or hedge. (5/98)
5. Camping supplies and convenience foods may be sold within a building. (5/98)
6. The entrance shall be designed with adequate parking without blocking two-way access to the designated recreational vehicle spaces. (5/98)
7. No outdoor recreation facilities shall be used between 10 p.m. and 8 a.m. (5/98)
8. All outdoor lighting shall be directed away from adjacent residential properties and public streets. (5/98)
9. A dump station for discharging wastewater holding tanks shall be provided unless each space is equipped with a sewer connection. (5/98)
10. Except as provided in Section 2.423, spaces to be occupied for more than ~~420~~ 30 days in any calendar year shall provide on-site electrical, sewer, and water hookups. (5/98)

C. Requirements for Recreational Vehicle Spaces. (5/98)

1. The space shall have an all-weather surface and be drained to prevent standing water. (5/98)
2. These spaces shall not be located closer than 10 feet to any other spaces or any buildings unless located within a building. (5/98)

3. The space shall not be located in any required off-street parking space or required yard areas. (5/98)
- D. For a recreational vehicle referred to in Section 2.116.03(E) (Recreational Vehicles in Public Zones in Conjunction with Stadiums) the following use and development standards shall apply instead of Subsection C above. (12/98)
1. The recreational vehicle shall be kept in good condition and repair and attractive at all times as determined by the City Manager and Public Works Department or their designee. (12/98)
 2. The recreational vehicle shall be used and occupied only by caretaker/security personnel for protection and maintenance of the stadium. (12/98)
 3. The recreational vehicle space shall be paved with asphalt or concrete of a size able to completely accommodate the recreational vehicle being parked with an additional two (2) feet of paving on each side and the end of the recreational vehicle. (12/98)
 4. The recreational vehicle space shall have a sewer connection approved by the City of Salem. (12/98)
 5. The connection from the recreational vehicle to the sewer connection shall be by hard pipe only. No flexible hoses shall be allowed. (12/98)
 6. The connection between the recreation vehicle and the sewer connection shall be approved by the City of Keizer Public Works Department and shall be drip-tight. (12/98)
 7. The water connection shall be a hose approved for recreational vehicle use and shall include an atmospheric vacuum breaker pursuant to the Uniform Plumbing Code to prevent back siphoning. (12/98)
 8. The location of the recreational vehicle space shall be approved by the Keizer Public Works Department and the ~~Keizer Rural~~ applicable fire district. (12/98)
 9. The recreational vehicle and recreational vehicle space shall be placed and used in conjunction with all applicable public works, development, health, fire, building, and other applicable regulations. (12/98)

2.413 RECREATIONAL VEHICLE STORAGE - SINGLE FAMILY HOMES

Where permitted as a special use in conjunction with a single family residence, the development of recreational vehicle storage space shall meet the following use and development standards. (5/98)

- A. Space Limitation. Each residence in the RS Zone shall be limited to one RV storage space in addition to permitted off-street parking. Permitted off-street parking may be used to store recreational vehicles. (5/98)
- B. Location. The RV space shall be located in either the side or rear yard, or in the front yard in accordance with Section E, below. (5/98)
- C. Surfacing. The space shall have an all-weather surface and be drained to prevent standing water. (5/98)
- D. Screening. A space located closer than 10 feet to an adjacent property line shall be screened by a 6 foot sight-obscuring fence, wall or hedge. (5/98)
- E. Parking in a Front Yard. No RV, boat, or similar recreational vehicle shall be parked in a front yard other than on a driveway or in an enclosed area as described in Section 2.312.05. No driveway shall be widened to more than 36 feet to accommodate an RV (2.303.04.D.). No RV shall be parked so as to intrude into the public right-of-way. (5/98)
- E. Recreational Vehicle Use. One recreational vehicle can be used for temporary living purposes provided that the recreational vehicle is parked on an RV space consistent with the provisions in this chapter. In addition, a recreational vehicle can be used for temporary living purposes for no more than 30 total days during any calendar year.

2.423 HOUSES OF WORSHIP

Where permitted as a special use, houses of worship shall meet the following use and development standards. (5/98)

- A. Location. Houses of worship shall be located adjacent to designated collector or arterial streets. (5/98)
- B. Side and rear setbacks. In or abutting every residential zone or use, 20 feet. (5/98)
- C. Landscaping. All required yard areas shall be landscaped. (5/98)
- D. Off-street parking. No off-street parking area shall be permitted within a required yard area or within 10 feet of a residential zone or use. For houses of worship not located on an arterial street, no more than 100 off-street spaces shall be provided. Building size and seating capacity may be limited by the maximum number of parking spaces allowed in this subsection and that effect is intended. These provisions shall not justify a variance. (5/98)
- E. Screening of off-street parking. Where any portion of an off-street parking area is within 15 feet of a lot zoned or used for residential purposes, the perimeter of the parking area facing such residential zone or use shall be screened by a sight-obscuring fence, wall, or hedge. (5/98)
- F. Street access. Unless permitted by the City, no more than two vehicle access driveways per street frontage shall be permitted. (5/98)
- G. Bus Storage. Storage of buses used to transport the congregation is permitted if buses are not parked closer than 20 feet to a lot in a residential zone. (5/98)
- H. Recreational Vehicle use. Temporary use of one recreational vehicle is permitted provided that the recreational vehicle is screened by a 6 foot tall sight-obscuring fence from any adjacent lot that is in a residential use or zone. A recreational vehicle can be used for temporary living purposes for no more than 90 total days during any calendar year. The same or a different recreational vehicle may be parked on the property for temporary living purposes, so long as the maximum number of days in a calendar year is not exceeded.

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NITY DEVELOPMENT
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