

ORDINANCE NO. 694

AN ORDINANCE AMENDING STAYTON MUNICIPAL CODE TITLE 17., "LAND USE AND DEVELOPMENT," SECTION 17.12.360, "NOTICE OF PUBLIC HEARING;" 17.12.370, "DECISION AUTHORITY;" 17.12.470, "SITE PLAN REVIEW;" 17.16.670, "MEDIUM DENSITY (MD) RESIDENTIAL DISTRICT;" 17.16.680, "HIGH DENSITY (HD) RESIDENTIAL DISTRICT;" AND 17.20.860, "OFF STREET PARKING AND LOADING."

THE CITY OF STAYTON ORDAINS AS FOLLOWS:

SECTION 1: STAYTON MUNICIPAL CODE SECTION 17.12.360, "Notice of Public Hearing," is hereby amended to read:

17.12.360

NOTICE OF PUBLIC HEARING

1. Public notice of any public hearing before the planning commission or city council shall include the following information:
 - a. Identification of the application by city file number.
 - b. Identification of the contiguous property involved in the request by ownership and tax map and tax lot numbers.
 - c. Identification of the property owner and applicant.
 - d. Date, time, and place of the hearing and the decision authority to conduct the hearing.
 - e. A brief description of the nature of the application and the proposed activities or uses which could be allowed by a favorable decision.
 - f. The name of the city planner or designee and a telephone number to contact where information may be obtained.
 - g. A statement that the application, all documents and evidence relied upon by the applicant, and applicable criteria are available for inspection at the office of the city planner and that copies will be provided at reasonable cost.
 - h. A statement that the staff report on the application will be available for inspection at the office of the city planner and copies will be provided at reasonable cost within seven (7) days of the hearing.

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- i. A general explanation of the requirements for submission of testimony and the procedure for conduct of hearings.
 - j. A statement that the failure to raise an issue in person or by letter precludes appeal and that failure to specify to which criterion the comment is directed precludes appeal based upon that criterion.
 - k. If the hearing is an appeal, identification of the appellant's name if different than the property owner's name or applicant's name.
2. Notices of public hearing shall be mailed to each property owner of record within the affected area, and be published in a newspaper of general circulation not later than twenty (20) days prior to the first evidentiary public hearing and not later than ten (10) days prior to any additional public hearings. The notification area shall be for all properties located a minimum of 250 feet from the exterior boundaries of the property which is the subject of the notice. Failure to receive such notice shall not affect the validity of the proceedings.
 3. The applicant shall be required to post the property, ten (10) days prior to the hearing date, with a sign or placard provided by the city. The applicant shall file written certification or affidavit of such posting with the city planner prior to the hearing date.

SECTION 2: STAYTON CITY CODE SECTION 17.12.370, "Decision Authority," is hereby amended to read:

17.12.370 DECISION AUTHORITY

1. **AUTHORITY:** The decision authority on applications shall be as follows:
 - a. **Planning Commission:** The commission shall be required and empowered to review, evaluate and render decisions on the following land use actions: conditional use permits, variances, minor and major partitionings, and site plan reviews, and submit these to city council for optional council review or ratification in accordance with Section 17.12.390.4.

The commission shall be required to review, evaluate, and make recommendation to the city council on the following land use actions: zone changes, Comprehensive Plan changes (both text and map amendments), subdivisions, and annexations. The city council will make a final decision after hearing and consideration in accordance with Section 17.12.390.
 - b. **City Council:** The council shall be required and empowered to review, evaluate, and render final decisions on the following land use actions: zone changes, Comprehensive Plan changes (both text and map

amendments), subdivisions, and annexations. In addition, the council shall have at its discretion the authority to review and consider all planning commission actions and decisions made in accordance with Section 17.12.390 of this chapter. The council shall also have the authority to empower the city administrator to act at its direction in the acceptance of final land division plats pursuant to Chapter 17.24 of this title, as well as other matters deemed appropriate by the council.

c. **Combined Authority.** At the discretion of the council, proceedings of the council and planning commission may be combined in the form of mutual or joint public meetings, work sessions, or hearings. Unless otherwise determined by the council, decisions or actions taken on applications subject to or following such proceedings shall have the status of final council decisions or actions.

2. **STANDARDS:** In order to approve proposed action, the applicant shall provide evidence which allows the city to make findings that the proposal is in conformance with applicable standards of the comprehensive plan, this title, and other state and local law; and that the specific approval criteria for the application, as contained within applicable sections of this code, have been satisfied. In all cases, the burden of proof shall be on the applicant.

SECTION 3: STAYTON MUNICIPAL CODE SECTION 17.12.470, "Site Plan Review," is hereby amended to read:

17.12.470 SITE PLAN REVIEW

1. **DEFINITION:** A site plan review is a detailed examination of the physical characteristics of a proposed development or improvement to property, with special attention given to the design of the development or improvement and the potential impacts on adjoining properties or land uses. A site plan review requires the evaluation of specific criteria as cited herein.
2. **METHOD OF ADOPTION:** Site plan reviews shall be subject to the following methods of adoption:
 - a. Pursuant to the requirements of Sections 17.12.370 through 17.12.390, the planning commission shall adopt, by order, site plan review approvals, with the exception noted below. All proceedings shall be conducted in accordance with this title.
 - b. New development and improvements on land within Commercial districts containing one (1) acre or less or on land within Industrial districts containing three (3) acres or less; and served by public sewer and water facilities; and fronting a public street improved to city engineering

standards; shall be reviewed by the city planning staff subject to the following provisions:

- 1) Staff review of the development shall conform to the review procedures and standards contained in Sections 17.12.470.5. and 6.
 - 2) The planning staff shall provide a written determination of the site plan review to applicant. Development requirements shall be limited to those specifically contained within the Land Use and Development Code.
 - 3) The planning staff shall inform the planning commission within seven (7) days of all site plan applications and determinations.
 - 4) The applicant or the planning staff shall have the option of forwarding staff determined site plan reviews before the planning commission. This option may be exercised either before, during, or after the staff review process. Planning commission review shall be consistent with the requirements in Section 17.12.470.2.a.
3. **REQUIREMENTS FOR SITE PLAN REVIEW:** Site plan review approval is required when:
- a. A site plan review overlay district is imposed by the city council as a condition of rezoning the parent or principal zone of a given property or properties.
 - b. Made a conditional of approval of a conditional use.
 - c. Otherwise required by specific provisions of this title.
4. **SITE PLAN REVIEW NOT REQUIRED:** Certain improvements or development of property otherwise subject to site plan review provisions of this title are exempt from review requirements. Such improvements or development include:
- a. Minor improvements to existing development: "Minor" shall be defined as improvements not exceeding 25 percent of existing development by area, not including the area of internal roadways, parking and loading areas, and outside storage areas.
 - b. Internal Improvements: "Internal" shall be defined as improvements which are within the perimeter of current development of the property, excepting roadways, parking and loading areas, and landscaped areas.

- c. Signs, provided they are for use(s) permitted by the parent zoning district, that they are located within all setback areas of the property, that their surface area (both sides) does not exceed 100 square feet, that they are not illuminated by moving or flashing lights, and that they do not exceed in height the average height of primary structures on the property.
5. **SUBMITTAL REQUIREMENTS:** In order to be accepted as complete and processed in a timely manner by the city, requests for approval of site reviews shall include the following materials and information:
- a. Completed application forms as supplied by the city planner.
 - b. One reproducible master and two copies of a site plan, drawn to scale, showing the property for which the site plan review is requested, surrounding properties, neighboring streets and roads, existing uses of the property, and all details of all proposed development of and/or improvements to the property.
 - c. A narrative statement fully explaining the request and fully addressing the criteria for approval of a site plan review permit.
 - d. Other additional information as may be deemed appropriate and suitable by the city planner prior to acceptance of the application.
6. **APPROVAL CRITERIA:** The following criteria must be demonstrated as being satisfied by the application:
- a. The existence of or ability to obtain adequate utility systems (including water, sewer, surface water drainage, power, and communications), and connections, including easements, to properly serve development on the subject property in accordance with accepted city standards where applicable.
 - b. Provisions for safe and efficient internal traffic circulation, including both pedestrian and motor vehicle traffic, and provision for safe access to and from the property to those public streets and roads which serve the property.
 - c. Provision of all necessary improvements to local streets and roads, including the dedication of additional right-of-way to the city and/or the actual improvement of traffic facilities to accommodate the additional traffic load generated by the proposed development of the site.
 - d. Provision of parking areas and adequate loading/unloading areas and facilities as required by chapter 17.20 of this code; minimization of noise, odors, fumes, or other impacts affecting offsite areas.

- e. The design and placement on the site of buildings and other structural improvements on a site shall provide compatibility in size, scale, and intensity of use between the development proposed and similar development on neighboring properties.
- f. Location, design, and size of the proposed improvements to the site in a manner which will fulfill the intended purpose of the requested use of the site and which will properly serve anticipated customers or clients of the proposed improvements.
- g. Landscaping of the site in a manner consistent with the requirements of chapter 17.20 of this code, and which prevents unnecessary destruction of major vegetation such as trees, preserves unique or unusual natural or historical features, provides for vegetative ground cover and dust control, and presents an attractive interface with adjacent land use and development.
- h. Design of any visual or physical barriers around the property, such as fences, walls, vegetative screening or hedges, in a manner allowing them to perform their intended function and have no undue adverse impact on existing or contemplated land uses.
- i. Lighting sufficient to satisfy the intended use of the property but designed in such a manner as to not present an adverse impact (as measured by excessive brightness or glare) upon adjacent land uses or traffic movements.
- h. Establishment of continuing provisions for maintenance and upkeep of all improvements and facilities.
- j. Proof of financial responsibility that the proposed development will be properly implemented as approved. To ensure that required public and/or private improvements are made in a timely and acceptable manner, the applicants may be required by the city to provide acceptable financial assurance to the city consistent with the requirements of chapter 17.20 of this code.

7. IMPOSITION OF RESTRICTIONS AND CONDITIONS

- a. The decision authority may prescribe restrictions or limitations for the proposed site plan review approval as it deems necessary to fulfill the purpose and intent of the code provisions which are requested to be varied and the requirements of this code. These restrictions may include but not be limited to the time or duration of the site plan review approval, the area to which it is effective within the property of the applicant, and the terms or conditions governing the exercise of the

variance approval. Such restrictions or limitations shall be based on evidence and analysis presented to or generated by the decision authority during the course of its evaluation of the request, and shall be made a part of the approval action.

- b. If the site plan review is approved, the applicant shall exercise the rights granted in accordance with the terms and subject to all the conditions and limitations of the decision authority's approval within one year from the date of final approval.
 - c. A violation of any such condition(s) or limitation(s) shall constitute a violation of this code.
8. **RIGHT MUST BE EXERCISED:** Site plan review approvals granted under these provisions shall be effective only when the exercise of the right granted therein is commenced within one year of the effective date of the approval, unless a longer period be specified or thereafter allowed by the decision authority. In case such right has not been exercised or extension obtained, the variance shall be void. A written request for an extension of time filed with the city administrator at least thirty (30) days prior to the expiration date of the approval shall extend the duration of the one year period until the decision authority has taken action on the request.

SECTION 4: STAYTON MUNICIPAL CODE SECTION 17.16.670, "Medium Density Residential (MD) District," is hereby amended to read:

17.16.670 MEDIUM DENSITY RESIDENTIAL (MD) DISTRICT

- 1. **PURPOSE.** To provide for single-family, duplex, multi-family, and mobile home dwelling units and their accessory structures, and other compatible uses with conditional approval. Density of development shall not exceed twelve (12) dwelling living units per acre.
- 2. **PERMITTED USES**
 - a. Detached single-family dwelling.
 - b. Accessory structures, provided the requirements of chapter 17.20. of this title are also satisfied.
 - c. Public parks.
 - d. Duplexes.
 - e. Group day care home for fewer than thirteen (13) children.

- f. Multiple family dwellings or complexes, all structures on site combined not to exceed twelve (12) dwelling units per acre; also subject to site plan review approval.
 - g. Mobile home parks pursuant to chapters 17.12. and 17.20. of this title, and subject to site plan review approval.
 - h. Manufactured home subdivisions pursuant to chapter 17.24. of this title.
 - i. Home occupations, also subject to limitations specified in chapter 17.20. of this title.
3. **CONDITIONAL USES.** The following uses are subject to conditional use approval procedures of chapter 17.12. of this title, and where indicated, site plan review pursuant to chapter 17.12.
- a. Bed and breakfast accommodations; also subject to state licensing requirements.
 - b. Group care home.
 - c. Public utility facilities and services; also subject to site plan review approval.
 - d. Day care facility for more than twelve (12) children; also subject to site plan review approval.
 - e. Residential home; also subject to site plan review approval.
 - f. Antennas in excess of fifty-five (55) feet in height.
4. **HEIGHT.** Thirty-five (35) feet, or two and one-half stories. Chimneys and antennas may exceed this limit. The maximum permitted height of antennas shall be fifty-five (55) feet.
5. **BUILDING SETBACKS.** Minimum front yard depth shall be twenty (20) feet. Minimum sideyard depth shall be five (5) feet. Minimum rear yard depth shall be fifteen (15) feet. All setbacks shall be measured from property lines and shall not encroach upon public rights-of-way. Setbacks in certain areas are also subject to special street and riparian setback provisions of chapter 17.20. of this title.
6. **LOT AREA AND WIDTH.** The following minimum requirements shall apply:
- a. Single Family Dwellings and Duplexes: 7000 square feet for all lots, with a street side frontage of 70 feet (40 feet for cul-de-sacs), and an average width of 70 feet.

- b. Multi-family dwellings: 7000 square feet for all lots, with a maximum density of one unit per 3500 square feet of lot or parcel area, 70 feet of street side frontage (40 feet for cul-de-sacs), and an average width of 70 feet.
 - c. Mobile Home Park: Five (5) acres with a maximum density of one mobile home unit per 3500 square feet of lot or parcel area.
 - d. Planned Unit Development: Four (4) acres with a maximum density of one dwelling unit per 3500 square feet of lot or parcel area.
- 7. PARKING. As specified in chapter 17.20. of this title, including recreational vehicle parking restrictions.
 - 8. LANDSCAPING. Except for single-family dwellings, landscaping requirements of chapter 17.20. of this title to be satisfied for all uses requiring conditional use permit or site plan review.

SECITON 5: STAYTON MUNICIPAL CODE SECTION 17.16.680, "High Density Residetnial (HD) District," is hereby amended to read:

17.16.680 HIGH DENSITY RESIDENTIAL (HD) DISTRICT

- 1. PURPOSE. To provide for multi-family residential units and other compatible living units and their accessory structures and, with conditional use approval, other compatible uses. Density: Thirteen (13) or more dwelling units per acre.
- 2. PERMITTED USES. Where indicated below, the following permitted uses are subject to site plan review approval pursuant to chapter 17.12. of this title.
 - a. Duplexes.
 - b. Multi-family dwellings or complexes; also subject to site plan review approval.
 - c. Accessory structures, provided the requirements of chapter 17.20 of this title are also satisfied.
 - d. Public parks.
 - e. Mobile home parks and subdivisions, provided the requirements of chapters 17.12. and 17.24. of this title are also satisfied. Mobile home parks are also subject to site plan review approval.
 - f. Group day care home for fewer than thirteen (13) children.

of street side frontage (40 feet for cul-de-sacs), and an average width of 60 feet.

- c. Mobile Home Park: Five (5) acres with a maximum density of one mobile home unit per 3000 square feet of lot or parcel area.
 - d. Planned Unit Development: Four (4) acres with a maximum density of one dwelling unit per 3000 square feet of lot or parcel area.
7. LANDSCAPING. Except for single-family dwellings, landscaping requirements of chapter 17.20. of this title to be satisfied for all uses requiring conditional use permit or site plan review.
8. PARKING. Parking and loading requirements, including recreational vehicle parking restrictions, of chapter 17.20. to be satisfied.

SECTION 6: STAYTON MUNICIPAL CODE SECTION 17.20.860, "Off-Street Parking and Loading," is hereby amended to read:

17.20.860 OFFSTREET PARKING AND LOADING

1. NEW AND EXISTING FACILITIES. Offstreet automobile parking areas and offstreet loading areas as set forth below shall be provided and maintained:
- a. For any new building erected.
 - b. For additional seating capacity, floor area, guest rooms, or dwelling units added to any existing building.
 - c. When the use of any existing building in subsection 6.a-v of this section is changed, and which changed use would require additional parking areas and offstreet loading areas under the provisions of this title.
2. RESIDENTIAL AND RECREATIONAL VEHICLE PARKING RESTRICTIONS
- a. Non-Recreational Vehicles. No parking shall be allowed exclusive of driveways within the required front yard area. The side yard and rear yard areas may be used for parking of vehicles unless otherwise prohibited by this title.
 - b. Recreational Vehicles. The following standards apply to the off-street parking and storage of recreational vehicles within any residential zone:
 - 1) No off-street parking or storage of recreational vehicles shall be allowed within the front yard except on driveways. Recreational

vehicles may be parked in either a driveway, side yard, or rear yard. On corner lots, recreational vehicles may be parked in a side yard abutting a street.

- 2) A maximum of three (3) recreational vehicles may be parked or stored outside a fully enclosed structure on a single parcel of property.
- 3) Recreational vehicles, which are required to have state licensing if operated, towed, or carried upon a public highway, shall be required to display a current and valid state license if parked or stored outside a fully enclosed structure.
- 4) Recreational vehicles shall not be parked or stored on any portion of a property when such parking of the vehicle inhibits the necessary view of oncoming traffic.
- 5) No portion of a parked recreational vehicle may block any portion of a sidewalk.
- 6) Permanent occupancy of recreational vehicles is prohibited. Temporary occupancy must comply with Section 17.20.910 of this title.
- 7) On-street parking of recreational vehicles and boats is prohibited except in compliance with city traffic code requirements.
- 8) The chief of police may grant a permit for outside storage of a single recreational vehicle in a portion of the front yard when the following circumstances exist:
 - a) The storage area is on a concrete pad.
 - b) The recreational vehicle storage area is screened from the street and/or sidewalk by a sight-obscuring hedge or fence. The screening, hedge, or fence must comply with Section 17.20.850 of this title.
 - c) The recreational vehicle storage area does not create any safety hazards to on-coming traffic.
 - d) The recreational vehicle storage area, recreational vehicle screening or fencing are continuously maintained.

3. REDUCTION OF REQUIRED AREAS PROHIBITED. Offstreet parking and loading areas which existed on the effective date of the this title shall not be reduced below the required minimum as set forth in this title unless a parking

plan is approved by the public works director as being suitable to meet the needs of the use or uses proposed.

4. LOCATION. Offstreet parking and loading areas shall be provided on the same lot with the main building or use except that in any commercial, industrial, or public district, the parking area may be located off the site of the main building, structure, or use if it is within 500-feet of such site.
5. JOINT USE. One parking area may be used jointly between users only if the number of given spaces satisfies the greater requirement and the demand is clearly and distinctively independent of each other's use. Both parties must agree in writing to a joint parking arrangement and the agreement must be recorded to both properties with a copy going to the city.
6. REQUIREMENTS FOR AUTOMOBILE PARKING. Off-street automobile parking shall be provided in the manner required by subsection 9. of this section and approved by the director of public works in the amount not less than those listed in this section and in subsection 7. of this section.

USE	PARKING SPACES REQUIRED
a. One or two family dwelling	Two spaces per dwelling unit in addition to garage parking
b. Multi-family dwellings, located	One and one-half spaces per three or more on the same lot units in addition to garage parking.
c. Hotel, motel, boarding houses	One space per guest room plus one space for the owner or manger.
d. Club, lodge	Spaces sufficient to meet combined minimum requirements of the heaviest used being conducted, such as hotel, restaurant, auditorium, etc.
e. Hospital, nursing home	One space per two beds plus one space per two employees
f. Churches, auditorium, stadium,	One space per four (4) seats or every eight (8) theater feet of length
g. Elementary or junior high school	Two spaces per classroom plus offstreet loading and unloading facility for students

- h. High school One space per classroom plus one space per employee plus one space for each ten students, plus offstreet student loading and unloading facilities
- i. Bowling alley, skating rink, One space per 100 square feet of gross floor community center area plus one space per two employees
- j. Retail store except as provided in subsection k. of this section One space per 400 square feet of gross floor area plus one space per two employees
- k. Service or repair shop, retail store handling merchandise such as automobile or furniture One space per 600 square feet of gross floor area plus one space per two employees
- l. Bank office buildings (except medical and one dental) One space per 600 square feet of gross floor area, plus one space per two employees
- m. Medical and dental clinic One space per 300 square feet of gross floor area, plus one space per two employees
- n. Eating or drinking establishments One space per four seats or every eight feet of bench length
- o. Storage warehouse; manufacturing
 0 to 49,999 square feet gross floor area: One space per 5,000 square feet, or one space per employee, whichever is greater.

 50,000 to 99,000 square feet gross floor area: One space per 10,000 square feet, or one space per employee, whichever is greater.

 100,000 square feet gross floor area: One space per 15,000 square feet, or one space per employee, whichever is greater.
- p. Wholesale establishment One space per employee or 1,000 square feet of gross floor area, whichever is greater, plus one space per 700 square feet of patron-serving area

- q. Municipal and government buildings One space per 600 square feet of gross floor area, plus one space per two employees
- r. Requirements for a building or development not specifically listed herein shall be determined by the director of public works based upon the requirements of comparable uses listed.
- s. If the commission finds that their use will satisfy the requirements of the activity proposed, garages may qualify for purposes of calculating the number of parking spaces.
- t. When a parking requirement is stated in terms of employees, it means the maximum number of employees who will be at the site at one time, either on a single shift or an overlap of shifts.
- u. When the required spaces are calculated by this subsection becomes greater than one-third of a space, the number shall be rounded up.
- v. The public works director may allow the use of tandem parking spaces for employees where it is shown that there will be no conflicts in the use of the parking area provided.

7. HANDICAPPED/DISABLED PARKING

- a. In addition to parking spaces required above, the following ratios of parking spaces and accessible passenger loading zones reserved exclusively for use by handicapped or disabled persons shall be provided and shall be located on the shortest possible accessible circulation route to an entrance of the building being accessed:

<u>Total Spaces</u>	<u>Minimum Required H/D Spaces</u>
1 to 50	1
51 to 100	2
101 to 200	3
201 to 300	4
301 or more	One space per 200 parking spaces or fraction thereof.

- b. Handicapped/disabled parking spaces shall be designated as reserved for such use by a sign showing the international symbol of accessibility. Such a sign shall be designed so as to not be obscured by a vehicle parked in the space.
- c. Parking spaces for handicapped/disabled persons shall be at least nine (9) feet wide and 18 feet long, and shall have an abutting access aisle of at least six (6) feet in width.

- d. Passenger loading zones shall provide an access aisle at least four feet wide and twenty feet long abutting and parallel to the vehicle pull-up space. If there are curbs between the access aisle and the vehicle pull-up space, then a curb ramp shall be provided.
8. **OFFSTREET LOADING REQUIREMENTS.** Offstreet loading space shall be provided as listed below.
- a. All commercial buildings containing 5,000 to 20,000 square feet shall provide a minimum loading space size of 12-feet wide, 20-feet long, and 14-feet high exclusive of streets, alleys, driveway, or sidewalk.
 - b. All other commercial or industrial buildings shall require a minimum loading space of 12-feet wide, 30-feet long, and 14-feet high exclusive of streets alleys, driveways, or sidewalks in the following amounts:
 - 1) For buildings containing 20,000 to 30,000 square feet of gross floor area: one space;
 - 2) For each additional 40,000 square feet of gross floor area, or any portion thereof: one space.
9. **DEVELOPMENT REQUIREMENTS.** All parking and loading areas shall be developed and maintained as follows:
- a. **Location.** Parking and loading areas may be located within side and rear yard setbacks if they satisfy code standards. Areas and spaces within setbacks adjacent to streets shall not be used to satisfy the requirements of subsection 8. of this section, and in no case may loading areas be allowed within ten (10) feet of a curb or curblin or within five (5) feet of a sidewalk or sidewalk alignment. These setback areas may be paved or planted but shall never exceed a height of two feet above the street grade.
 - b. **Surfacing.** All driveways, parking and loading areas shall be paved with asphalt or concrete surfacing and shall be adequately designed, graded, and drained as required by the public works director. In no case shall drainage be allowed to flow across a public sidewalk. Parking areas containing more than five (5) parking spaces shall be striped to identify individual parking spaces,
 - c. **Design of parking spaces and driveways.** Except where provided for by subsection 7. of this section, the following standards shall apply to all parking areas and driveways:
 - 1) The minimum dimension of a parking space shall be nine (9) feet wide by eighteen (18) feet long exclusive of driveways. Up to 50 percent of

the required parking spaces may be nine (9) feet by sixteen (16) feet provided they are clearly marked as compact car spaces.

- 2) Driveways providing travel in both directions shall have a minimum clear width of 20-feet, exclusive of parking spaces. Driveways providing travel in one direction shall have a minimum clear width as shown below:

<u>Angle</u>	<u>Minimum One-Way Driveway Width</u>
Parallel	12 ft.
30 degree	12 ft.
45 degree	13 ft.
60 degree	18 ft.
80 degree	24 ft.
Perpendicular	24 ft.

- 3) Entrances and exits shall be clearly marked with pavement markings and/or signs. Entrances and exits should favor right hand turns into and out of the lot where possible and should be located at least 50 feet from intersections where possible.

- 4) Backing into or across a street, sidewalk, or right of way from any parking lot shall be prohibited. The perimeter shall prevent access to or from the parking lot except at designated entrances and exits.

d. Screening: When any commercial or industrial or residential with over six spaces parking or loading area is adjacent to any residential district, such parking or loading area shall be screened from all adjacent residential properties with an ornamental fence, wall, or hedge at least four (4) feet high but not more than seven (7) feet high, except along an alley, pursuant to the provisions of this title.

e. Lighting: Any light used to illuminate a parking or loading area shall be so arranged as to be directed entirely onto the loading or parking area and shall be deflected away from any moving vehicles on public right of way.


9. PERMITS REQUIRED. Prior to construction of any off street parking or loading area, plans and specifications shall be submitted to the city public works director for approval. Upon satisfaction, the director shall approve the plans and issue a permit to construct the parking or loading area.

10. VARIANCES. Variances from parking and loading standards shall be processed pursuant to chapter 17.12 of this title. Action shall not be taken on a request to vary these standards without a recommendation from the city public works director.

PASSED BY THE COMMON COUNCIL of the City of Stayton this 21st day of October, 1991.

SIGNED BY THE MAYOR this 22 day of October, 1991.

Date: 10-22-91

By: 
WILLMER VAN VLEET, Mayor

ATTEST

Date: 10-22-91

By: 
DAVID W. KINNEY, City Administrator

APPROVED AS TO FORM

Date: SEP 25 1991

By: 
DAVID A. RHOTEN, City Attorney

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