



Proposed new language is underlined.

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TA2019-0002 VEHICLE CAMPING TEXT AMENDMENT

Date: November 6, 2019

Section 1. Chapter 20 – Land Uses, is amended as follows:

20.05.20 Land Uses

The following Land Uses are classified in the following three categories: Permitted (P) including their accessory uses and structures, Conditional Uses (C), or Prohibited (N) uses as identified in the table below for Residential Zoning Districts. All superscript notations refer to applicable Use Restrictions Section 20.05.25. [ORD 4584; June 2012]

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Category and Specific Use Superscript Refers to Use Restrictions		R1 ¹¹	R2 ¹¹	R4 ¹¹	R5 ¹¹	R7 ¹¹	R10
		P: Permitted C: Conditional N: Prohibited					
Civic							
7. Cemetery		C	C	C	C	C	C
8. Education	A. Educational Institutions	C	C	C	C	C	C
	B. Commercial Schools	N	N	N	N	N	N
9. Places of Worship		C	C	C	C	C	C
10. Public Buildings and Uses	A. Non-Profit Public Services in Public Buildings	P ⁷	N	N	N	N	N
	B. Public Buildings	C	C	C	C	C	C
	C. Public Sewer and Water and Utility Transmission Lines	P	P	P	P	P	P
	D. Public Sewer, Water Supply, Water Conservation and Flood Control Facilities other than Transmission Lines	C	C	C	C	C	C
11. Recreation	A. Public Parks, Parkways, Playgrounds, and Related Facilities	C	C	C	C	C	C
	B. Public Recreational Facilities	C	C	C	C	C	C
	C. Community Gardens	P	P	P	P	P	P
12. Utilities	A. Utility Substations and Related Facilities other than Transmission Lines	C	C	C	C	C	C
<u>13. Vehicle Camping¹³</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>

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20.05.25
USE RESTRICTIONS

The following Use Restrictions refer to superscripts found in Section 20.05.20. [ORD 4584; June 2012]

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13. Vehicle Camping may occur only where allowed through a program established by Council resolution and administered by the Mayor. The use is subject to the special requirements found in Section 60.50.25.13.

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20.05.20 Land Uses

The following Land Uses are Permitted (P), allowed with a Conditional Use (C) approval, or Prohibited (N) as identified in the following table for the Commercial Zoning Districts. All superscript notations refer to applicable Use Restrictions Section 20.10.25.

Category and Specific Use Superscript Refers to Use Restrictions		NS	CS	CC	GC
		P: Permitted C: Conditional N: Prohibited			
Civic					
19. Cemetery		N	N	N	N
20. Education	A. Commercial Schools	C	P	P	P
	B. Educational Institutions	P	P	P	P
21. Places of Worship		C	P C ⁷	P	P
22. Public Buildings, Services and Uses		C	C	C	C
23. Recreation	A. Public Parks, Parkways, Playgrounds, and Related Facilities	P	P	P	P
	B. Recreational Facilities	P	P	P	P
24. Social Organizations		C	P C ⁷	P	P
25. Transit Centers		N	C	C	N
26. Utilities	A. Utility Substations and Related Facilities other than Transmission Lines	C	C	C	C
	B. Transmission Lines	P	P	P	P
<u>27. Vehicle Camping¹⁷</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Hours of Operation					
<u>278. Uses Operating between 10:00 pm and 7:00 am^{5 13 16}</u>		P C ⁶	P C ^{6 7}	P	P C ⁸

20.10.25 USE RESTRICTIONS

The following Use Restrictions refer to superscripts found in Section 20.10.20.

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17. Vehicle Camping may occur only where allowed through a program established by Council resolution and administered by the Mayor. The use is subject to the special requirements found in Section 60.50.25.13. Vehicle Camping uses do not require Conditional Use for extended hours of operation.

20.10.30 OTHER NS ZONING REQUIREMENTS

Uses shall be subject to the following (excludes food cart pods, parks and playgrounds, and vehicle camping):

1. Activity is conducted wholly within an enclosed structure, except for outside play areas for child care and educational facilities and as allowed in item 2, below.
2. Accessory open air sales / display / storage shall constitute no more than 5% of the gross building floor area of any individual establishment.

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20.10.35 OTHER CS ZONING REQUIREMENTS

Uses shall be subject to the following (excludes food cart pods, parks and playgrounds, and vehicle camping):

1. Activity is conducted wholly within an enclosed structure, except for outside play areas for child care and educational facilities and as allowed in item 2, below.
2. Accessory open air sales / display / storage shall constitute no more than 5% of the gross building floor area of any individual establishment.

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20.10.40 OTHER CC ZONING REQUIREMENTS

Uses shall be subject to the following (excludes food cart pods, parks and playgrounds, and vehicle camping):

1. Activity is conducted wholly within an enclosed structure, except for outside play areas for child care and educational facilities, transit centers and as allowed in items 2 and 3 below.
2. Accessory open air sales / display / storage shall be Permitted for horticultural and food merchandise only and shall constitute no more than 5% of the gross building floor area of any individual establishment.

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20.15.20 Land Uses

The following Land Uses are Permitted (P), allowed with a Conditional Use (C) approval, or Prohibited (N) as identified in the following table for the Employment and Industrial Zoning Districts. All superscript notations refer to applicable Use Restrictions Section 20.15.25. [ORD 4584; June 2012]

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Category and Specific Use Superscript Numbers Refer to Footnote		OI	OI-NC	IND
		P: Permitted	C: Conditional	N: Prohibited
Civic				
20. Education ¹	A. Commercial Schools	C	N	N
	B. Educational Institutions	C	N	C
	C. Job Training and Vocational Rehabilitation Services	P	N	P
21. Public Buildings and Uses ¹⁵		P	N	C
22. Railroad Tracks and Facilities	A. Freight ¹⁶	P	N	P
	B. Passenger	P	N	P
23. Recreation ¹	A. Public Parks and Recreational Facilities	P	N	P
	B. Private Recreation Facilities ¹⁷	P	P	P
24. Transit Centers ¹⁸		P	P	C
25. Utilities	A. Facilities Related to Utility Distribution, such as Substations, Water Towers, Pump Stations, other than Transmission Lines or Power Plants	C	C	C
<u>26. Vehicle Camping²⁶</u>		<u>P</u>	<u>P</u>	<u>P</u>

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20.15.25 USE RESTRICTIONS

The following Use Restrictions refer to superscripts found in Section 20.15.20.

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26. Vehicle Camping may occur only where allowed through a program established by Council resolution and administered by the Mayor. The use is subject to the special requirements found in Section 60.50.25.13.

20.15.30 SUPPLEMENTAL DEVELOPMENT REQUIREMENTS

In addition to the site development requirements listed in Section 20.15.15., development in Industrial zoning districts shall be subject to the following supplemental development requirements:

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3. **Required Conditions.** The following is required for development within the Office Industrial and Industrial zoning districts:
 - A. All business, service, repair, processing, storage or merchandise display shall be conducted wholly within an enclosed building unless screened by a sight-obscuring fence or wall, excluding outdoor seating and vehicle camping.

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20.20.20 Land Uses

The following Land Uses are Permitted (P), allowed with a Conditional Use (C) approval, or Prohibited (N) as identified in the following table for the Multiple Use zoning districts. All superscript notations refer to applicable Use Restrictions Section 20.20.25. [ORD 4576; January 2012] [ORD 4578; March 2012] [ORD 4706; May 2017]

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Category and Specific Use Superscript Refers to Use Restrictions		RC- TO	RC- OT	RC- E	OI- WS	C- WS	TC- MU	TC- HDR	SC- MU	SC- HDR	SC- S	SC-E1	SC-E3
		P: Permitted			C: Conditional		N: Prohibited						
Civic													
22. Education	A. Commercial Schools	P	P	P	C	P	P C N ³³ ₄₈	p ¹³	P	P	P	p ⁹	C ⁹
	B. Educational Institutions	P	P	P	C P ⁶⁷	P	P	P	P	P	P	p ⁹	C ⁹
23. Places of Worship		P C ⁴⁸	P C ⁴⁸	P C ⁴⁸	N	P C ⁴⁸	P C ⁴⁸	P C ⁴⁸	P C ⁴⁸	P C ⁴⁸	P C ⁴⁸	p ⁹	N
24. Public Buildings, Services and Uses		C	C	C	P	C	C	C	C	C	C	C P ⁴⁹	C P ⁴⁹
25. Railroad Tracks and Facilities	A. Passenger	p ⁵⁰	p ⁵⁰	p ⁵⁰	P	P	P	P	P	P	P	P	P
	B. Freight	P	P	P	p ⁵¹	P	N	N	N	N	N	p ⁵¹	p ⁵¹
26. Recreation	A. Public Parks, Parkways, Playgrounds, and Related Facilities	C	C	C	p ⁵²	P	P	P	P	P	P	p ⁵³	p ⁵³
	B. Recreational Facilities	p ¹¹	p ¹¹	p ¹¹	p ¹³	P	C	C	C ⁵⁴	C ⁵⁴	P	N	N
27. Social Organizations		p ⁴⁸	p ⁴⁸	p ⁴⁸	N	P C ⁴⁸	P C ⁴⁸	P C ⁴⁸	P C ⁴⁸	P C ⁴⁸	P	C	C
28. Transit Centers		C	C	N	P	P	C	C	C	C	P	P	P
29. Utilities	A. Utility Substations and Related Facilities other than Transmission Lines.	C	C	C	C	C	C	N	C	C	C	C	C
	B. Transmission Lines	P	P	P	P	P	P	P	P	P	P	P	P
<u>30. Vehicle Camping⁶⁹</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>

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20.20.25 USE RESTRICTIONS

The following Use Restrictions refer to superscripts found in Section 20.20.20.

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69. Vehicle Camping may occur only where allowed through a program established by Council resolution and administered by the Mayor. The use is subject to the special requirements found in Section 60.50.25.13.

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20.20.35 OTHER SC-E ZONING REQUIREMENTS

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2. Other required conditions:
 - A. All business, service, repair, processing, storage or merchandise display shall be conducted wholly within an enclosed building unless screened by a sight-obscuring fence or wall, excluding vehicle camping.

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Section 2. Chapter 60 – Special Requirements, is amended as follows:

60.50.25 Uses Requiring Special Regulation. In addition to other standards and requirements by this ordinance, all uses included in this section shall comply with the provision stated herein. Should a conflict arise between the requirements of this section and other requirements of this ordinance, the more restrictive provision shall control.

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13. Vehicle Camping. Vehicle camping, including parking spaces, storage and sanitary facilities, shall be located no less than 10 feet from any lot line. Where vehicle camping abuts a residential use, storage and sanitary facilities shall have a minimum setback of 20 feet from the property line that abuts the residential use. Vehicle camping shall not occupy pedestrian walkways, fire lanes or other emergency vehicle access areas, or the Vision Clearance Area, as described in the *Engineering Design Manual*.

Section 3. Chapter 90 – Definitions, is amended as follows

Vehicle Camping. The use of a vehicle as a temporary place to live. This use may occur only on commercial parking lots, where allowed through a program established by Council resolution and administered by the Mayor. For the purpose of vehicle camping regulation, “commercial parking lot” includes a parking lot owned or controlled by a commercial interest, religious institution, place of worship, public service nonprofit, or public entity.