

ORDINANCE NO. 584

AN ORDINANCE ADOPTING AMENDMENTS TO THE OUTDOOR SALES, DISPLAY, AND STORAGE REGULATIONS IN THE VENETA ZONING AND DEVELOPMENT CODE

WHEREAS, the City relies on the Veneta Zoning and Development Code (Ordinance No. 579) for control of most land use actions; and

WHEREAS, the City desires to incentivize economic development in the City's commercial and industrial zones; and

WHEREAS, the use of commercial properties for outdoor storage yards not associated with an on-site business does not further the economic development of the City; and

WHEREAS, the City strives for clarity and consistency of its regulations; and

WHEREAS, there are inconsistencies and contradictory provisions within Ordinance No. 579 regarding outdoor sales, display, and storage, and resolving them would promote clarity and consistency of Ordinance No. 579; and

WHEREAS, on November 15, 2023, the City provided proper notice of the proposed outdoor sales, display, and storage amendments to the Department of Land Conservation and Development; and

WHEREAS, on March 5, 2024, the Veneta Planning Commission conducted a properly advertised public hearing on the proposed amendments and recommended that the City Council adopt the proposed amendments; and

WHEREAS, on June 10, 2024, the Veneta City Council conducted a properly advertised public hearing and first reading on the proposed amendments; and

WHEREAS, based upon all materials relevant to the proposal, staff reports, findings made by the Veneta Planning Commission, and testimony and comments submitted at public hearings, both orally and in writing, the Veneta City Council has made the findings of fact as set forth in Exhibit A.

NOW, THEREFORE, THE CITY OF VENETA ORDAINS AS FOLLOWS:

Section 1. The City Council hereby adopts the Findings of Fact set forth in the above recitals and attached as Exhibit A as its basis for adopting amendments to the Veneta Zoning and Development Code (Ordinance No. 579).

Section 2. The Veneta Zoning and Development Code (Ordinance No. 579) is hereby amended as follows:

- a. Table 4.4, Permitted and Conditional Uses in Commercial and Industrial Zones, is hereby amended as set forth in the attached Exhibit B-1.
- b. Article 5, Supplementary Provisions, is hereby amended to add a new Section 5.32, Outdoor Storage Standards, and a new Section 5.33, Outdoor Sales and Display Standards, both as set forth in the attached Exhibit B-2.
- c. Section 7.04, Allowable Temporary Uses, is hereby amended as set forth in the attached Exhibit B-3.
- d. Section 8.11, Special Standards Governing Certain Conditional Uses, Subsection 12, Standards for commercial and industrial uses with open display or storage outside the building, is hereby repealed and reserved for future amendments.
- e. Section 14.02, Definitions, is hereby amended as shown in the attached Exhibit B-4.

Section 3. All unamended provisions of Ordinance No. 579 shall remain in full force and effect.

Section 4. This Ordinance will go into full force and effect on the 30th day after City Council enactment.

READ FOR A FIRST TIME, BY TITLE ONLY, this 10th day of June, 2024, no Council person in attendance having requested that it be read in full.

READ FOR A SECOND TIME, BY TITLE ONLY, AND FOR FINAL ADOPTION, this 24th day of June, 2024, no Council person in attendance having requested that it be read in full.

PASSED AND ADOPTED by a 4 vote for and 0 against by the City of Veneta Council this 24th day of June, 2024.

Robbie McCoy
Robbie McCoy, Council President Executed on

ATTEST:

Jennifer Mirabile
Jennifer Mirabile, City Recorder

Executed on 6/24/2024

EXHIBIT A

**ORDINANCE NO. 584
VENETA CITY COUNCIL
FINDINGS OF FACT
File No. A-8-23**

**AN ORDINANCE ADOPTING AMENDMENTS TO
THE OUTDOOR SALES, DISPLAY, AND STORAGE REGULATIONS
IN THE VENETA ZONING AND DEVELOPMENT CODE**

A. General Findings. The Veneta City Council finds the following:

1. The City provided public notice to the Oregon Department of Land Conservation and Development (DLCD) on November 15, 2023, at least 35 days prior to the first public hearing, and provided notice in *The Register Guard* on February 16, 2024 for the Planning Commission public hearing and on May 26, 2024 for the City Council public hearing per Veneta Zoning and Development Code, Section 11.09(D). Notice was mailed to affected property owners on February 9, 2024.
2. The Planning Commission held a public hearing on March 5, 2024, on the proposed amendments to Veneta Zoning and Development Code and recommended adoption to the City Council.
3. The Veneta City Council conducted a public hearing and first reading on June 10, 2024, on the proposed amendments to the Veneta Zoning and Development Code.
4. Based on the findings below, the City Council concluded that the proposed amendments are in conformance with the applicable Statewide Planning Goals, the Veneta Comprehensive Plan, and the Veneta Zoning and Development Code.

B. Statewide Planning Goals and Proposed Findings

1. Citizen Involvement (Goal 1)

Objective: To develop a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the planning process.

Findings: The Planning Commission and City Council conducted public hearings on the proposal prior to adopting the proposed amendments. Notice of the proposal was submitted to the Department of Land Conservation and Development on November 15, 2023, at least 35 days in advance of the first public hearing. Notice of the proposal was published in the *Register Guard*

for the Planning Commission public hearing on February 16, 2024, and on May 26, 2024 for the City Council Public Hearing.

Because the proposed amendments will restrict uses currently permitted in some zones, notice to affected property owners was mailed on February 9, 2024. Notice was also posted at City Hall, Fern Ridge Library, and on the City website.

Legislative decisions first require a Planning Commission public hearing, at which the Planning Commission makes a recommendation to the City Council, which then makes a decision based on stated findings. The Planning Commission and City Council hearings were duly noticed and open to the public. Phone numbers were publicly advertised for citizens to call into the meetings if they were unable to attend in person. The Planning Commission public hearing was held on March 5, 2024. The City Council public hearing and first reading was held on June 10, 2024.

Conclusion: The City ensured that members of the public had an opportunity to comment on the proposed amendments, which is consistent with Goal 1.

2. Land Use Planning (Goal 2)

Objective: To establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions.

Findings: The proposed amendments will amend the existing land use regulations regarding outdoor sales, display, and storage, keeping with the goal of establishing a land use planning process as the basis for decision and actions related to the use of land, in this case, specifically the use of land for outdoor sales, display, and storage.

Conclusion: The proposed amendment is consistent with Goal 2.

3. Agricultural Lands (Goal 3)

Objective: To preserve and maintain agricultural lands

Findings: There are no agricultural lands within city limits. Goal 3 is not applicable.

4. Forest Lands (Goal 4)

Objective: To conserve forest lands by maintaining the forest land base and to protect the state's forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of forest tree species as the leading use on forest land consistent with sound management of soil, air, water, and fish and wildlife resources and to provide for recreation opportunities and agriculture.

Findings: There are no forest lands within city limits. Goal 4 is not applicable.

5. Natural Resources, Scenic and Historic Areas, and Open Spaces (Goal 5)

Objective: To protect natural resources and conserve scenic and historic areas and open spaces.

Findings: No natural resources, scenic or historic areas, or open spaces will be affected by the proposed amendments. Goal 5 is not applicable.

6. Air, Water and Land Resources Quality (Goal 6)

Objective: To maintain and improve the quality of the air, water and land resources of the state.

Findings: The quality of the air, water and land resources of the state will not be affected by the proposed amendments. Goal 6 is not applicable.

7. Areas Subject to Natural Hazards (Goal 7)

Objective: To protect people and property from natural hazards.

Findings: The proposed amendment would not have any effect on the protection of people and property from natural hazards. Goal 7 is not applicable.

8. Recreational Needs (Goal 8)

Objective: To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.

Findings: The proposed amendments will not affect the City's recreation system or needs. Goal 8 is not applicable.

9. Economic Development (Goal 9)

Objective: To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.

Findings: The proposed amendments would restrict the primary use of lots as outdoor storage yards in the Broadway Commercial, Community Commercial, and Highway Commercial zones, which would prevent the use of commercial property for personal storage that provides little economic benefit to the City. Additionally, the prohibition of outdoor storage in the Broadway Commercial zone will prevent properties in the City's downtown from being used for outdoor storage yards, which is antithetical to the purpose of the zone to promote an attractive, mixed-use environment with commercial and residential uses. The proposed amendments will also remove barriers to businesses having outdoor sales or display on their properties, as outdoor sales and display will be a permitted outright secondary use in all zones.

Conclusion: The proposed amendments are consistent with Goal 9.

10. Housing (Goal 10)

Objective: To provide for the housing needs of citizens of the state.

Findings: The proposed amendments will have no effect on the housing supply or production in Veneta. Goal 10 is not applicable.

11. Public Facilities and Services (Goal 11)

Objective: To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

Findings: The proposed amendment will not affect any public facilities and services. Goal 11 is not applicable.

12. Transportation (Goal 12)

Objective: To provide and encourage a safe, convenient and economic transportation system.

Findings: The proposed amendments are not expected to have any significant effect on the transportation system of Veneta. Goal 12 is not applicable.

13. Energy Conservation (Goal 13)

Objective: To conserve energy.

Findings: The proposed amendments are not expected to have any effect on the conservation of energy within Veneta. Goal 13 is not applicable.

14. Urbanization (Goal 14)

Objective: To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.

Findings: The proposed amendments will not have any effect on the urbanization of Veneta. Goal 14 is not applicable.

15. Willamette River Greenway, Estuarine Resources, Coastal Shorelands, Beaches and Dunes, Ocean Resources (Goals 15-19)

Findings: No part of the Willamette River Greenway is within city limits, and there are no coastal, ocean, estuarine, or beach and dune resources within city limits. Goals 15-19 are not applicable.

- C. Compliance with Statutory and Administrative Requirements and Veneta Comprehensive Plan Specific Findings.** VLDO 11.20(3) and (4) require legislative amendments to comply with applicable provisions of the Comprehensive Plan text and map, statutes, and administrative rules. The following findings demonstrate compliance with the approval criteria in VLDO 11.20(3) and (4):

Statutory and Administrative Requirements

Findings: There are no statutory or administrative requirements that directly apply to the proposed amendments. The City adopts the findings for the Statewide Planning Goals contained in Section B of this Exhibit to demonstrate that, if applicable, these proposed amendments do comply with the Oregon Administrative Rules implementing the statewide planning goals.

Comprehensive Plan Provisions

Growth Management Element

Goal: Provide sufficient buildable lands and open space areas to allow Veneta to develop as the retail and service center for the Fern Ridge area and to develop a commercial and light industrial employment base.

Findings: The proposed amendments will restrict the use of commercial lots for outdoor storage which will promote the development of lots with commercial uses, thus developing a commercial employment base within the City.

Conclusion: The proposed amendments are consistent with this element.

Community, Building, and Site Design Element

Goal: Create a city with efficient and ecologically sensitive infrastructure; an environment that aesthetically stimulates us; and buildings, sidewalks, trails, and other public facilities that are accessible to everyone.

Findings: This element is not applicable to the proposed amendments.

Residential Land and Housing Element

Goals:

- 1. Provide an adequate supply of residential land and encourage land use regulations that allow a variety of housing types that will be able to meet the housing needs of a range of age groups, income levels, and family types.*
- 2. Encourage efficient land development patterns that minimize service and infrastructure costs.*
- 3. Encourage land use patterns that provide livable neighborhoods; allow mixed uses, and allow a variety of housing types.*
- 4. Encourage land use patterns that protect and enhance Veneta's natural resources.*
- 5. Facilitate new housing starts to ensure there is adequate opportunity and choice to acquire safe, sanitary, and affordable housing.*
- 6. Maintain an attractive residential community in an appealing rural setting.*

Findings: This element is not applicable to the proposed amendments.

Economic Development Element

Goals: Pursue the economic interest of the City of Veneta by constructing and implementing policies and programs, including but not limited to the following functions:

- 1. Guide the responsible expansion and growth of business and industry in Veneta and the Fern Ridge area.*
- 2. Develop a working relationship with economic development-related public and private agencies, community groups, and business organizations.*
- 3. Engage in dialogue with interested parties about the development of Veneta's industrially and commercially zoned properties, and other development and interests related to Comprehensive Plan Goals. Veneta Comprehensive Plan 28*
- 4. Provide for at least an adequate supply of sites of suitable sizes, types, locations, and service levels for a variety of industrial and commercial uses.*

5. *Limit uses on or near sites zoned for specific industrial and commercial uses to those which are compatible with proposed uses.*

Findings: The proposed amendments will restrict the use of commercial lots as outdoor storage yards, which will help provide for an adequate supply of commercial lands for actual commercial development as opposed to said outdoor storage yards. This will help guide the responsible expansion and growth of business and industry because it will ensure that commercial lands are reserved for commercial development and not used for outdoor storage yards. The proposed amendments will also change outdoor sales and display to a permitted secondary use in all commercial and industrial zones, which will promote economic development by making it easier for business owners to use their properties for outdoor sales and display.

Conclusion: The proposed amendments are consistent with this element.

Utilities

Goal: Upgrade and develop adequate water, sewer, storm drainage and other appropriate utilities to serve the planning population (Other utilities could potentially include telecommunications, electric, cable, solid waste, etc.).

Findings: This element is not applicable to the proposed amendments.

Community Facilities and Services

Goal: Upgrade and develop adequate community facilities and services to serve the planning population. The community facilities element of the Comprehensive Plan includes those public and semipublic activities in the community, with the exception of utilities and parks and open space. Each of these are considered as separate elements.

Findings: This element is not applicable to the proposed amendments.

Transportation

Mission: Veneta will support its residents' pursuit of healthy and prosperous lives through developing a transportation system that meets the needs of the present and anticipates the future.

Findings: This element is not applicable to the proposed amendments.

Parks and Open Space

Goal: Develop a variety of neighborhood parks, open space areas, and recreational facilities for use by the residents of Veneta.

Findings: This element is not applicable to the proposed amendments.

Natural Resources

Goals:

1. *Conserve open space and protect natural and scenic resources, including wildlife corridors.*
2. *Conserve and protect Veneta's significant wetland resources.*

Findings: The proposed amendments will add a criterion that outdoor storage uses must meet that states “The materials being stored shall not cause any contamination of stormwater runoff.” Ensuring that all outdoor storage uses meet this criterion will help conserve and protect Veneta’s significant wetland resources because many of the wetlands in Veneta serve as drainageways for stormwater runoff.

Conclusion: The proposed amendments are consistent with this element.

Air, Water, and Land Resource Quality

Goal: Preserve the quality of Veneta’s Air, Water, and Land Resources

Findings: This element is not applicable to the proposed amendments.

Areas Subject to Development Constraints

Goal: Protect life and property from natural hazards and disasters

Findings: This element is not applicable to the proposed amendments.

- D. Conclusion.** For all the reasons set forth above, the proposed amendment to the Veneta Zoning and Development Code complies with the Oregon Statewide Planning Goals and the City of Veneta Comprehensive Plan.

Exhibit B-1

Table 4.4 Permitted and Conditional Uses in Commercial and Industrial Zones							
Applicable Section	R-C	B-C	C-C	H-C	I-C	M-I	R-C zone allows all uses permitted outright and conditionally in G-R, B-C & C-C
	4.04	4.05	4.06	4.07	4.08	4.09	
2nd+ floor Residential above Commercial	SPR	SPR	SPR				Vertical Mixed Use (Residential above Commercial)
Residential & Commercial on ground floor	SPR	SPR	SPR				Horizontal M.U. (Residential behind Commercial)
Caretaker dwelling				CUP	CUP	CUP	See Section 8.11 (4)
Agricultural Cultivation					SPR	SPR	Interim use until development; no off-site impacts
Bed & Breakfast/Boarding/Lodging/Rooming	SPR	SPR		SPR			See Section 8.11 (22)
Cannabis / Marijuana Facility	SPR	SPR		SPR			See zones for location requirements
Child and Family Daycare	P	SPR	SPR				See ORS 329A. See 8.11 (10)
Commercial Amusement/Recreation, Indoor	SPR	SPR	SPR	SPR			
Commercial Amusement/Rec, Outdoor				CUP	CUP		See 8.11 (15)
Community/Social Organizations	SPR	SPR					
Construction / Contractor businesses					SPR	SPR	
Dog Kennel				CUP	CUP	P	
Eating & Drinking Establishments	SPR	SPR	SPR	SPR	SPR	SPR	
General Office and Services	SPP	SPR	SPR	SPR	SPR	SPR	
General Retail <10,000sf	SPR	SPR	SPR	SPR			
General Retail >10,000sf	SPR	SPR	SPR*	SPR			*Mixed Use (Residential above Commercial)
General Retail <40,000sf					SPR	SPR	Incl multi-tenant buildings/developments
Laundromat or Cleaning Agency	SPR	SPR					
Low Impact Public Use	SPR	SPR	SPR	SPR	P	P	
Manufacturing - Artisan/Craft	SPR	SPR					<5,000sf, minimum 25% area dedicated to retail
Manufacturing - Light & Food Processing					SPR	SPR	Plant-based food processing only
Manufacturing / Wholesaling					SPR	SPR	Incl compounding, assembling, and processing
Material recycling and salvage yards				CUP*	CUP*	SPR	*Excluding metal salvage yards, automobile junkyards
Mortuary / Crematorium	SPR		SPR				
Motel / Hotel	SPR		SPR	SPR			
Museums, Art Galleries	SPR	P	SPR	SPR			
Nursery (plants), including outdoor sales	SPR		SPR	SPR	CUP		*Supersedes CUP requirement in 8.11
Outdoor Storage Yard					CUP	CUP	Incl storage of materials/vehicles/inventory. See 5.32
Recreational Vehicle (RV) Park				CUP			See 8.11 (14)
Repair & Maintenance	SPR		SPR	SPR		SPR	Including appliance & small engine repair
Repair & Maintenance - Vehicles					SPR	SPR	Including motor vehicles, RVs, boats, etc.
Storage & Warehousing, Mini Storage					SPR	SPR	
Auto/Vehicle Service stations				CUP	CUP		Including fuel sales. See 5.05, 8.11 (16) and 8.11 (17)
Car/Truck/Boat washes				CUP	CUP		CUP - see 8.11 (16) and 8.11 (17)
Drive-Through Facilities	CUP		CUP	CUP	CUP	CUP	Primary or accessory use. See 8.11 (16) and 8.11 (17)
Fueling Stations				CUP	CUP	CUP	Retail, Bulk/Commercial. See 5.05, 8.11 (16), 8.11 (17)
Heavy Equipment/Truck Sales/Rental/Repair				CUP	CUP	SPR	See 5.05, 8.11 (16) and 8.11 (17)
Overnight Truck Facility/Parking				CUP	CUP	CUP	See 5.05, 8.11 (16) and 8.11 (17)
Parking Lots (stand-alone; not associated with a use)	CUP	CUP	CUP	SPR	SPR	SPR	See 5.12 for landscaping
Vehicle Sales/Rental/Repair				CUP	CUP	P	See 5.05, 8.11 (16) and 8.11 (17)
Transportation Facilities in TSP, incl. parking	SPR		P			SPR	

Exhibit B-2

5.32 Outdoor Storage Standards

All Outdoor Storage Yards and Outdoor Storage Areas shall comply with the following standards. These standards do not apply to the storage and display of vehicles for sale.

- 1) Storage areas shall be located behind buildings wherever possible to minimize the visibility of storage.
- 2) Stored materials shall be screened from view from any public street with a sight-obscuring wall or fence in accordance with Section 5.12(9) of this ordinance. Any sight-obscuring wall or fence shall be set back from the property line where it faces any public street in accordance with the setbacks of the zone.
- 3) Setbacks between outdoor storage areas and public streets shall be landscaped in accordance with Section 5.12 of this ordinance.
- 4) The stored materials shall not encroach on any required parking spaces or vehicular circulation areas.
- 5) Stored materials are subject to Veneta Municipal Code Chapter 8.05, including but not limited to 8.05.050, Attractive nuisances, and 8.05, Article II, Nuisances Affecting Public Health.

5.33 Outdoor Sales and Display Standards

- 1) All Outdoor Sales or Display as a secondary use to an existing primary use shall comply with the following standards:
 - A. Adequate parking facilities are available. Outdoor Sales and Display shall not eliminate any ADA-accessible parking spaces or greater than 50% of the parking spaces required by Section 5.20 of this ordinance.
 - B. Adequate pedestrian and bicycle access is provided. Outdoor Sales and Displays shall not obstruct pedestrian access or circulation in accordance with Section 5.22 of this ordinance.
 - C. The use does not create adverse off-site impacts including but not limited to vehicle traffic, noise, odors, vibrations, glare or lights that affect an adjoining use.
- 2) The standards of Section 5.33(1) do not apply to temporary outdoor sales and display not associated with a primary use, which require a temporary use permit in accordance with Article 7 of this ordinance. These standards also do not apply to uses involving outdoor sales or display that are otherwise specified by Table 4.4 and otherwise regulated by this ordinance.

Exhibit B-3

7.04 Allowable Temporary Uses

- 1) Temporary displays, sales, and events. Temporary displays, sales and events may be permitted in all industrial, commercial and public facilities and parks zones. They are also allowed in the rural residential zone for horticultural-related activities. All activities must meet the following criteria:
 - A. The temporary activity is located on the same lot for no more than forty-five (45) cumulative days in any calendar year.
 - B. Adequate parking facilities are available. The temporary activity does not eliminate any ADA-accessible parking spaces or greater than 50% of the parking spaces required by Section 5.20 of this ordinance.
 - C. The temporary activity shall not obstruct pedestrian access on public streets and adequate pedestrian and bicycle access is provided.
 - D. The temporary activity does not create adverse off-site impacts including vehicle traffic, noise, odors, vibrations, glare or lights that affect an adjoining use.
 - E. Annual events require a renewal permit each year.
- 2) Temporary mobile vending. Temporary mobile vending units may be permitted in all commercial and industrial zones and the permit shall be renewed on an annual basis. Mobile Vending Units must meet the following criteria:
 - A. The temporary Mobile Vending Unit is located on the same lot for no more than one (1) year.
 - B. Standards for Mobile Vending Unit. The following standards apply to each mobile vending unit on the site.
 1. Attachments. Attachments to the mobile vending unit, such as awnings or canopies, are permitted only if they are supported entirely by the unit and do not touch the ground. Neither the mobile vending unit nor any item relating to the mobile vending unit shall lean against or hang from any structure or utility pole.
 2. Accessory Storage. Items relating to the Mobile Vending Unit shall be stored in, on, or under the Mobile Vending Unit.
 3. Skirting. The use shall provide screening for all conduit, tanks and storage areas from all public areas and streets by temporary landscaping and/or skirting.
 4. Drive-Thru service. A Mobile Vending Unit may not include drive-thru service.
 5. The applicant has written permission from the property owner to utilize the subject property for the proposal.
 6. Off-street parking that is required of an existing/permanent land use, in order to meet minimum parking requirements, shall not be utilized by customers or employees of the temporary use.
 7. The use, including all items associated with the operation, shall not obstruct pedestrian pathways, driveways or drive aisles of any off-street parking area and shall not be located in any sight distance triangle as defined in Section 5.03 or so as to create a traffic or safety hazard.
 8. The Mobile Vending Unit may not be a permanent structure and must remain capable of being moved, with wheels attached.
 9. Suitable receptacles for disposal of trash must be provided and maintained by the vendor, in order to accommodate all trash generated by the temporary use. The permittee shall be responsible for disposal of accumulated trash and for clean-up of

trash generated by the temporary use on and before the close of each business day.

10. Signs. Signs are restricted to sandwich board signs only, with a maximum dimension of 42 inches tall by 30 inches wide. Each mobile vending unit is permitted to display one (1) portable sign (as defined in Section 5.15(2)(w)) with sign permit approval.
 11. The use must not connect to City water or sewer and must identify the method of grey water disposal.
 12. Food vendors shall comply with all state and county health regulations and shall furnish written evidence of compliance at the time of application for a temporary mobile vending unit permit.
 13. Prior to the issuance of any permit or a business registration, the Fire Marshal shall inspect and approve any mobile vendor to determine compliance with all applicable Fire Code.
 14. The Mobile Vending Unit is prohibited from operating in the City right-of-way.
 15. Merchandise display areas outside the Mobile Vending Unit are prohibited.
 16. A permit fee may be established by Council resolution and, if so established, shall accompany a permit application.
- C. Mobile Vending Site Standards. The following standards apply to a Mobile Vending Site.
1. Signs. Signs are restricted to sandwich board signs only, with a maximum dimension of 42 inches tall by 30 inches wide. Each mobile vending unit is permitted to display one (1) portable sign (as defined in Section 5.15(2)W.) with sign permit approval. More than one (1) portable sign per lot is permitted for mobile vending sites.
 2. Minimum Setbacks and Separation Distance. All mobile vending units on the site shall be located a minimum of:
 - a. Ten (10) feet from any structure or other mobile vending unit.
 - b. Five (5) feet from any front lot line, except when adjoining lot is in common ownership; and
 - c. Five (5) feet from any side or rear lot line, except if such lot line abuts a residential zoning district, the minimum setback shall be twenty (20) feet.
 3. Driveway Access. No new or modified driveway access is permitted.
 4. Setback from Vehicular and Pedestrian Use Areas. Windows and doors used for service to customers shall be located a minimum of ten (10) feet from loading areas, driveways, on-site circulation drives, and parking lot aisles, and a minimum of five (5) feet from bicycle parking spaces and walkways.
 5. Obstruction of Vehicular and Pedestrian Use Areas and Landscape Areas. No mobile vending unit or associated element, such as aboveground power cords, seating areas, trash receptacles, signs, and customer queuing areas, shall occupy bicycle parking spaces, loading areas or walkways. Mobile vending units shall not occupy landscaping areas approved as a part of a prior approval or other land use application. However, occupying existing on-site vehicular parking spaces is permitted, provided that such spaces are not simultaneously used for parking or required to meet minimum parking requirements on the site.
 6. Sight Distance. The mobile vending site shall comply with the clear vision area standards of Section 5.03.
 7. Lighting. Pedestrian scale lighting (maximum 12-16 feet in height) is required at dusk.
 8. Utilities. The applicant is responsible for coordination with the applicable electrical provider.
 9. Sanitation Facilities. Sanitation facilities shall be provided when required by the Oregon

Health Authority and Lane County Public Health Department.

10. Sewage Disposal. Subsurface sewage disposal is prohibited.

D. Exemptions. Mobile Vending Units that are operated as part of an approved Farmer's Market or other city event are exempt from the requirements of this Section 7.04(2)."

3) Second Dwelling on Property During Construction or Demolition of Dwelling. A manufactured home or RV may be used temporarily during construction of a permanent residence. Or, a building permit may be issued for a new residence while an existing home remains occupied to allow for the residents to remain on their lot until the new dwelling is ready to occupy. The temporary use, including demolition of building, shall be limited to a maximum of one year (including the 60 day time limit on a temporary certificate of occupancy) unless an extension is approved by the Building and Planning Official. The following standards must be met for either of these temporary uses:

A. The applicant shall provide evidence of an approved water supply and sewage disposal system.

B. The certificate of occupancy for the new residence shall not be issued until the original dwelling has been demolished and the site cleaned up, or until the manufactured home being used temporarily is removed from the site. The time limit for a temporary certificate of occupancy shall be 60 days.

C. If a manufactured home is to be used as a temporary residence, a building permit for the siting and anchoring of the manufactured home shall be submitted and approved by the building inspector prior to occupancy. Upon expiration of the temporary use, the manufactured home shall not be converted to an accessory use.

D. RV use shall be limited to not more than 90 days.

4) Reserved.

5) Standards for a manufactured dwelling as a temporary office in the commercial or industrial zone during construction of a permanent structure.

A. Approval by the Planning Commission shall be subject to a finding that such a use will be reasonably compatible with and have minimal impact on abutting property and surrounding neighborhoods.

B. Within six (6) months from the date the approval is granted, an application for a building permit for a permanent structure or modification of an existing structure on the premises must be filed. Failure to submit the application within the specified time will terminate the approval.

C. The temporary permit shall be for a period not to exceed eighteen (18) months.

D. All owners of the lot agree in writing to remove the manufactured dwelling from the lot not later than eighteen (18) months from the date on which the building permit is issued or not later than two (2) months following the completion of the office, whichever shall occur first.

E. All owners of the lot agree in writing to remove all evidence that the manufactured dwelling has been on the lot within 30 days after the removal of the manufactured dwelling and that the manufactured dwelling shall not be converted to an accessory building.

F. Any electric, water and sewer connections which are necessary must be made according to City specification.

G. A building permit for the siting and anchoring of the manufactured dwelling shall be submitted and approved by the building inspector prior to occupancy.

Exhibit B-4

14.02 Definitions

As used in this ordinance the following words and phrases shall mean:

Abut. Contiguous to or immediately join. For example, two (2) lots with a common property line are considered to be abutting.

Access. The way or means by which pedestrians and vehicles enter and leave property.

Accessory Structure. A structure incidental, appropriate and subordinate to the main use of property and located on the same lot as the main use. Accessory structures are not permitted on vacant parcels of land. Accessory structures (including those originally designed for human habitation such as mobile homes) shall not be used for human habitation.

Activity Center. Uses or buildings that are open to the public, have a civic or community function, and/or attract visitors. Uses include public parks, public buildings (e.g., post office, library, city offices, schools), elder care facilities, and shopping centers.

Alley. A street that is more than ten (10) feet and less than sixteen (16) feet in width which affords primarily a secondary means of access to property.

Alter. Any change, addition or modification in construction or occupancy.

Applicant. The person making application to the City for any action as the owner or representative of the owner of the property that is subject of the action. The applicant shall provide proof of permission for the requested action from all owners or other persons having an interest in the property subject to the action.

Barn. A farm building for housing livestock or animals.

Basement. A story partly or wholly underground. A basement shall be counted as a story for purposes of height measurement where more than one-half of its height is above the average level of the adjoining ground.

Block. An area bounded on 4 sides by streets not including cul-de sacs. In residential zones, block lengths do not exceed 600 feet and block perimeters do not exceed 1800 feet except where topography, natural features, or existing development creates conditions requiring longer blocks.

Building. Any structure used or intended for supporting or sheltering any use or occupancy.

Building Height. The vertical distance from the grade to the highest point of the coping of a flat roof, to the deck line of a mansard roof or to the average height of the highest gable of a pitch or hip roof. The average maximum vertical height of a building or structure measured at a minimum of three points from finished grade along each building elevation. Architectural elements that do not add floor area to a building or structure, such as chimneys, vents, antennae and towers are not considered part of the height of a building or structure.

Building Inspector. The Division Director of the Lane County Department of Environmental Management, Construction Permits Division, his authorized representative or any other authorized building inspector appointed by the Veneta City Council.

Building Line. A line on a plat or map indicating the limit beyond which buildings or structures may not be erected. Buildings shall not overhang over an easement or dedicated right-of-way.

Building & Planning Official. An employee of the City appointed by the City Council with duties and authority as designated by the Council, including the duties and authority as designated by the Council, including the enforcement of the provisions.

Chicken Run. An enclosed area in which chickens are allowed to walk and run about and that is attached to a chicken coop.

City. The City of Veneta, Oregon.

City Council. The Council of the City of Veneta, Oregon, which is the governing body of said City.

Co-Housing. Private dwelling units with shared spaces such as community dining, cooking, and recreation rooms for adults and children. Individual units may be rented or owner-occupied. Due to the shared facilities, the lot configuration may deviate from standard requirements such as street frontage and parking spaces.

Comprehensive Plan. A city plan for the guidance of growth and improvement of the City, including modifications or refinements which may be made from time to time.

Congregate Housing. A structure containing two or more dwelling units or rooming units limited in occupancy to persons 55 years or older or handicapped persons, their spouses, except for rooms or units occupied by resident staff personnel, providing indoor, conveniently located, shared food preparation service, dining areas, and common recreation, social and service facilities for the exclusive use of all residents.

Clinic. Single or multiple offices for physicians, surgeons, dentists, chiropractors, osteopaths and other members of the healing arts, including a dispensary in each such building to handle only merchandise of a nature customarily prescribed by occupants in connection with their practices.

Day Care Facility. Any facility that provides child care to children, including a day nursery, nursery school, child care center, certified or registered family child care home or similar unit operating under any name serving sixteen (16) or more children.

Day Care - Family, Registered or Certified. A day care that is a certified under ORS 657A.280, serving sixteen (16) or fewer children or registered under ORS 657A.330 serving ten (10) or fewer children.

Declarant. A person who files a declaration under ORS 92.075.

Declaration. The instrument described in ORS 92.075 by which the subdivision or partition plat was created.

Density, Gross. The number of dwelling units per acre of land, including areas devoted to dedicated streets, sidewalks, other public rights-of-way, parks, and non-residential uses allowed in residential areas.

Density, Net. The number of dwelling units per acre of land in planned or actual use -- excluding from the acreage dedicated streets, sidewalks, other public rights-of-way, parks, and non-residential uses allowed in residential areas.

Designated Arterials and Connectors. Streets identified in the Veneta Comprehensive Plan Functional Class map as Principal or Minor Arterials or Major or Minor Collectors.

Development. A building or mining operation, making a material change in the use or appearance of a structure or land, dividing land into two or more parcels, including partitions and subdivisions as provided in ORS 92.010 to 92.285, and creating or terminating a right of access.

Dog Kennel. A place of business for the care of dogs, including but not limited to the boarding, grooming, breeding, training, or selling of dogs, but not including an animal hospital.

Driveway. An area on private property where automobiles and other vehicles are operated or allowed to stand.

Driveway Approach. An area within the Right-of-Way, between the roadway of a public street and private property line, intended to provide access for vehicles from the roadway to a definite area of the private property, such as a driveway or parking area intended and used for the ingress and egress of vehicles. The component parts of the driveway approach are termed the apron, the end slopes or curb return, and the sidewalk section.

Dwelling, Accessory. Accessory Dwelling Unit means an interior, attached or detached residential structure that is used in connection with or that is accessory to a single family dwelling.

Dwelling, Accessory. A second subordinate dwelling unit on the same lot and under the same ownership as the primary residence, with independent cooking, living, sanitation, and sleeping facilities.

Dwelling, Multi-family. Attached housing where each dwelling unit is not located on a separate lot.

Dwelling, single family. A single-family dwelling is a building (detached or attached) used exclusively as a unit and built to the specifications of the - Oregon Residential Specialty Code as adopted by the City of Veneta or a manufactured home as defined within the statutes of the State of Oregon, on a permanent foundation.

1. Shall meet current energy standards as adopted by the State of Oregon.
2. Shall be occupied only for residential purposes.
3. Shall conform to all residential use development standards for one-family dwellings.
4. Shall be constructed or installed in accordance with the State Building Code (CABO), as adopted by the City or as defined within the statutes of the State of Oregon.
5. Foundations:
 - a. Stick-built homes shall have foundation systems in accordance with the State Building Code (CABO);
 - b. Manufactured dwellings shall be placed on an excavated and back-filled foundation, enclosed at the perimeter with no more than sixteen (16) inches of the enclosing material exposed above grade. Where the building site has a sloped grade, no more than sixteen (16) inches of the enclosing material shall be exposed on the uphill side of the home. If the manufactured home is placed on a basement, the sixteen (16) inch limitation will not apply.
6. Shall have a minimum width of eighteen (18) feet as measured by the narrowest elevation.
7. Shall have an exterior finish and roof materials commonly found on residential structures in the area and City of Veneta.
8. Shall have a roof with eaves and gable overhangs of not less than six (6) inches measured from the vertical side of the structure and shall include gutters.
9. Shall have an enclosed garage or carport whichever is commonly found in the surrounding area and its exterior covering and roof materials shall be the same as the main structure. The maximum size of the garage shall be three stalls, with a maximum floor area of 900 square feet. Garage may be attached to house or detached.
10. Shall have electrical meter base attached either to the garage or dwelling unit.
11. Shall have a roof with a nominal pitch of 3 feet in height for each twelve feet in width.

Dwelling, single family attached. Common-wall dwellings (townhomes and rowhouses) where each dwelling unit occupies a separate lot.

1. Shall be occupied only for residential purposes
2. Shall have an enclosed garage or carport, whichever is commonly found in the surrounding area and its exterior covering and roof materials shall be the same as the main structure.

Dwelling, single family detached. A housing unit that is free standing and separate from other housing units.

Dwelling Unit. A single unit providing complete independent living facilities, designed for occupancy by one (1) family and including permanent provisions for living, sleeping, eating, cooking and sanitation.

Facilities. For the purposes of this Code, facilities are water, sewer, stormwater, telephone, cable, natural gas, electric, telecommunication facilities and broadband fiber conduit.

Family. An individual or two (2) or more persons related by blood, marriage, legal adoption or legal guardianship living together in one dwelling unit using one kitchen and providing meals or lodging to not more than two (2) additional persons excluding servants; or a group of not more than five (5)

unrelated persons living together in one dwelling unit using one kitchen.

Fence, sight-obscuring. A continuous fence, wall, evergreen planting or combination thereof, constructed and/or planted so as to provide a specified percentage of view-obscuring screens.

Final Action / Decision / Approval. – Any legislative, administrative, or quasi-judicial action that establishes the final determination of the City on any land use action by reducing said decision in writing.

Findings of fact. The conclusions of a judge, jury, or administrative tribunal regarding the underlying facts of the case under consideration.

Floor Area. The area included within the surrounding exterior walls of a building or portion thereof, exclusive of vent shafts and courts. The floor area of a building or portion thereof, not provided with surrounding exterior walls, shall be the usable area under the vertical projection of the roof or floor above.

Grade (Ground) Level. The average elevation of the finished ground level at the exterior of all walls of a building, except that if a wall is parallel to and within five (5) feet of a sidewalk, the sidewalk elevation nearest the wall shall constitute ground level.

Hardscape. Permanent improvements to a site other than a building, including but not limited to, plazas, concrete planters, decks, sitting areas and other similar architectural features that include small unit pavers or concrete.

High Impact Recreation Facilities. Facilities which have the potential for creating significant impacts through traffic generation, noise, dust, chemical use, lighting, or other nuisance characteristics. High impact recreation facilities include, but are not limited to, sport complexes, stadiums, equestrian arenas, golf course and driving ranges, and swimming pools.

Home Occupation. A lawful business carried on by a resident of a dwelling where the business is secondary to the residential use of the property. See Veneta Municipal Code 5.05 for definitions and licensing requirements for businesses.

Horticulture. The cultivation of crops, orchards, or gardens. Domestic horticulture involves plants grown for the people living on the property. Commercial horticulture involves plants that will be sold; either on-site or delivered to a buyer off-site. Farm stands and u-pick sales are temporary uses that may require a permit.

Junkyard. Any property used by a business that deals in buying, selling, trading, and storing, old motor vehicles, old motor vehicle parts, abandoned autos, or machinery or parts thereof, or appliances or parts thereof.

Kennel. Any lot or premises on which three (3) or more adult dogs are kept, whether by owners of the dogs or by persons providing facilities and care, whether or not for compensation. An adult dog is one that has reached the age of six (6) months.

Legal Lot. A lot or parcel created pursuant to ORS 92.010 to 92.190, a unit of land created in compliance with all applicable city land division regulations, or a unit of land created by deed or land sales contract, if there were no applicable planning, zoning or subdivision or partition ordinance or regulations in effect at the time of the deed or land sales contract.

Limited Land Use Decision. Means a final decision or determination made by the City of Veneta pertaining to a site within an urban growth boundary that concerns:

- A. The approval or denial of a tentative subdivision or partition plan, as described in ORS 92.040;
- B. The approval or denial of an application based on discretionary standards designed to regulate the physical characteristics of a use permitted outright, including but not limited to site review and design review.

A Limited Land Use Decision does not mean a final decision made by the City of Veneta pertaining to a site within an urban growth boundary that concerns approval or denial of a final subdivision or

partition plat or that determines whether a final subdivision or partition plat substantially conforms to the tentative subdivision or partition plan.

Loading Space. An off-street space or berth on the same lot with a building for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials and which abuts upon a street, alley or other appropriate means of access.

Lot. A single unit of land that is created by a subdivision of land.

Lot Area. The total land area, commonly measured in square feet, within the boundaries of a legal lot, exclusive of any street or alley rights-of-way.

Lot, Corner. A lot at least two adjacent sides of which abut streets other than alleys, provided the angle of intersection of the adjacent streets does not exceed 135 degrees.

Lot, Through. A lot having frontage on two parallel or approximately parallel streets other than alleys.

Line, Property. The division line between two units of land.

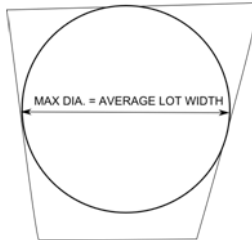
Lot Line, Front. The lot line separating the lot from a street other than an alley and, in the case of a corner lot, the shortest lot line along a street other than an alley. For flag lots, the lot line abutting the pole portion of the lot. See also YARD, Front

Lot Line, Rear. The lot line which is opposite and most distant from the front lot line.

Lot Line, Side. Any lot line not a front or rear lot line. See also YARD, Side

Lot, Flag. A lot or parcel that has the bulk of its area set back some distance from a road or street and that is connected to the road or street via a thin strip of land (i.e., the flagpole).

Lot Width. The horizontal distance between the side lot lines, ordinarily measured parallel to the front lot line. For irregular shaped lot, lot width shall be determined by measuring the maximum diameter of a circle that fits entirely within the property lines as shown below:



Manufactured Dwelling. Residential trailers constructed before January 1, 1962; mobile homes constructed between January 1, 1962 and June 15, 1976, which met Oregon construction standards then in effect; and manufactured homes constructed to federal standards. (Refer to definition of "dwelling, single-family" for siting and construction requirements.)

Manufactured Dwelling Park. Any place where two (2) or more manufactured dwellings are parked within 500 feet of one another on a lot, tract, or parcel of land under the same ownership, the primary purpose of which is to rent space or keep space for rent to any person for a charge or fee paid or to be paid for the rental or use of facilities or to offer space free in connection with securing the trade or patronage of such person. A manufactured dwelling park has the same definition as a mobile home park. Manufactured dwelling parks within Veneta are required to register as a business each year.

Map. A final diagram, drawing or other writing concerning a partition.

Medical marijuana Facility. A facility registered with the Oregon Health Authority under ORS 475.314 and OAR 333-008-1050 to:

1. Accept the transfer of usable marijuana and immature marijuana plants from a registry identification cardholder, the designated primary caregiver of a registry identification cardholder, or a person responsible for a marijuana grow site to the medical marijuana facility; or
2. Transfer usable marijuana and immature marijuana plants to a registry identification cardholder or the designated primary caregiver of a registry identification cardholder.

Mobile Vending Unit. Any vehicle that is self-propelled, or can be pulled or pushed down a sidewalk, street, highway or waterway intended for retail, food, or drink sales.

Mobile Vending Site. One (1) site with multiple (three or more) mobile vendors.

Nonconforming Structure, Lot or Use. A lawful existing structure, lot or use at the time this ordinance or any amendment thereto becomes effective which does not conform to the dimensional or similar standards of the zone in which it is located.

Open Space. Land area to be used for scenic or open recreational purposes within the development. Open space does not include street right-of-way, driveways, parking areas, required setbacks or public service easements unless these areas have some special recreational design or purpose.

Outdoor Storage Yard. A primary use that occurs on property for the purpose of outdoor storage of vehicles, equipment, or materials, including, but not limited to, commercial storage lots and lumber, gardening, fuel and other similar building material yards.

Outdoor Storage Area. A secondary use that occurs on any property for the purpose of the outdoor storage of associated materials and equipment, other than wrecking yards.

Owner. An individual, association, partnership, or corporation having legal or equitable title to land, other than legal title held for purpose of security only.

Parcel. A unit of land that is created by a partitioning of land.

Parking Space. An off-street enclosed or unenclosed surfaced area with minimum dimensions of eighteen (18) feet by nine (9) feet, exclusive of maneuvering and access area, permanently reserved for the temporary storage of one automobile and connected with a street by a surfaced driveway which affords ingress and egress for automobiles.

Partition. Either an act of partitioning land or an area or tract of land partitioned as defined in this section.

Partition Land. To divide an area or tract of land into two or three parcels within a calendar year when such area or tract of land exists as a unit or contiguous units of land under single ownership at the beginning of such year. "Partition land" does not include divisions of land resulting from lien foreclosures; divisions of land resulting from the creation of cemetery lots; and divisions of land made pursuant to a court order, including but not limited to court orders in proceedings involving testate or intestate succession; and "partition land" does not include any adjustment of a lot line by the relocation of a common boundary where an additional parcel is not created and where the existing parcel reduced in size by the adjustment is not reduced below the minimum lot standards of the zoning ordinance.

Person. A natural person, firm, partnership, association, social or fraternal organization, corporation, trust, estate, receiver, syndicate, branch of government, or any group or combination acting as a unit.

Planning Commission. The Planning Commission of the City of Veneta, Oregon.

Professional Office. An office occupied by doctors, dentists, accountants, attorneys, optometrists, architects, professional engineers or surveyors or persons engaged in similar occupations.

Property Line Adjustment. The Property line adjustment is a relocation or elimination of all or a portion of the common property line between abutting properties that does not create an additional lot or parcel. An adjusted property line shall be surveyed and monumented in accordance with ORS 92.065(3); a survey, complying with ORS 209.250, shall be filed with the county surveyor; and the property line adjustment shall be recorded with the Lane County Department of Deeds and Records.

Public and Semi-Public Building or Use. A building or use owned or operated by a religious, charitable or other non-profit organization; a public utility or any social agency such as a church, school, auditorium, meeting hall, hospital, club, nursing or care home, stadium, library, art gallery, museum, fire station, utility substation, cemetery, park, playground, sports field, bicycle or pedestrian

way or community center.

Quasi-Judicial. Refers to an action or decision that requires substantial discretion or judgment in applying the standards or criteria of this Code. Quasi-judicial land use decisions involve a public hearing.

Recreational Vehicle. A vacation trailer or other unit, with or without motive power, which is designed for human occupancy and to be used temporarily for recreational or emergency purposes. It shall also include a camper placed on a pickup truck.

Reduction. A lessening in value, quantity, size, or the like.

Remodel. The addition to, removal of or from, or physical modification or repair of an exterior part or portion of a building.

Replat. The act of platting the lots, parcels and easements in a recorded subdivision or partition plat to achieve a re-configuration of the existing subdivision or partition plat or to increase or decrease the number of lots in the subdivision.

Residential Facility. Residential Facility with six (6) or more persons as defined by ORS 197.660.

Residential Home. A residential treatment or training or adult foster home that provides residential care alone or in conjunction with treatment or training or a combination thereof as defined by ORS 197.660 for five or fewer individuals who need not be related. Staff persons required to meet licensing requirements shall not be counted in the number of facility residents, and need not be related to each other or to any resident of the residential home.

Right-of-Way (ROW). The right of passage or of way, which is a servitude imposed by law or convention, and by virtue of which one has the right to pass over or through the property of another as is set forth by its terms.

Secondary Use. A use of land or a structure that is incidental and subordinate to the primary use, and located in the same building or in the same development area as the primary use. No secondary use can occupy more than 50% of the gross floor area of a building or more than 50% of a development area occupied by the primary use. Secondary uses are not accessory uses. Secondary uses are not permitted in the absence of a primary use.

Service Station, Automobile. A place or station designed and used primarily for the supplying of motor fuel, oil, lubrication and accessories to motor vehicles but excluding major repair and overhauling.

Shadow Plat. A future subdivision or partition concept plan approved by the city in conjunction with a request for interim development (often a single-family residence or partition). The shadow plat is not binding on either the property owner of the city; that is, the property owner would have to apply for tentative plat approval for future development proposals. Shadow plats are designed to ensure that an urban level of development will be possible when urban services become available.

Sign. Any medium including its structure and component parts, which is used or intended to be used to attract attention to the subject matter for advertising purposes.

Sight-Obscuring. To impede the visibility of an area by more than 75 percent through the use of fences, vegetation or other means.

Site. Site means a property (or group of adjacent parcels or lots under the same ownership) that is subject to a permit application under this code.

Street. A public or private way that is created to provide ingress or egress for persons to one or more lots, parcels, areas or tracts of land and including the term, "road," "highway," "lane," "avenue," "alley" or similar designations.

(a) Alley. A narrow street through a block primarily for vehicular service access to the back or side of properties otherwise abutting on another street.

(b) Arterial (Principal) Roadways in urbanized areas which serve the major centers of activity, the

highest traffic volume corridors, the longest trip desires, and a high proportion of the total urban area travel (even though it may only constitute a relatively small percentage of the total roadway network).

- Provides significant intra-area travel
- Because of the nature of the travel served by the major arterial system, almost all are fully and partially controlled access facilities.
- For major arterials, service to abutting land is subordinate to travel service to major traffic movements.

(c) Arterial (Minor) Interconnects with and augments the principal arterial system.

- Accommodates trips of moderate length at a somewhat lower level of travel mobility than major arterials.
- Distributes travel to geographic areas smaller than the higher system does and offers lower traffic mobility.
- May carry local bus routes and provide intracommunity continuity. Ideally, does not penetrate identifiable neighborhoods.

(d) Collector provides both land access service and traffic circulation within residential neighborhoods and commercial and industrial areas.

- Differs from Arterial system in that facilities on the collector system may penetrate residential neighborhoods, distributing trips from the arterials through the area to their ultimate destination.
- Conversely, they collect traffic from the local streets in neighborhoods and channel it into the arterial system.

(e) Cul-de-Sac (dead end Street). A local street, usually only a few hundred feet in length and closed at one end, designed to serve the interior of a subdivision or large tract of land.

(f) Half Street. A portion of the width of a street, usually along the edge of a subdivision, where the remaining portion of the street could be provided in another subdivision.

(g) Limited Access Street. A minor street parallel and adjacent to a major arterial street providing access to abutting properties, but protected from through traffic.

(h) Local Street Streets that serve primarily to provide direct access to abutting land and access to the higher order systems. It offers the lowest level of mobility and usually contains no bus routes.

Structural Alteration. Any change to the supporting members of a structure including foundations, bearing walls or partitions, columns, beams, girders or structural change in the roof or in the exterior walls.

Structure Use. That which is built or constructed, an edifice or building of any kind or any piece of work artificially built up or composed of parts joined together in some definite manner. The purpose for which land or a structure is designed, arranged or intended or for which it is occupied and maintained.

Subdivision. Either an act of subdividing land or an area or tract of land subdivided as defined in this section.

Subdivide Land. To divide land to create four or more lots within a calendar year.

Tentative Plan. A tentative plan is the plan of a subdivision or partition submitted to the City for approval under the provision of ORS 92 and Section 13.08 and Section 13.09 of this ordinance.

Transportation Facility, High Impact. Transportation facility with significant external impacts, such as heliports, helistops, bus terminals, and train terminals.

Transportation Facility, Minor. Transportation facility with minor external impacts, such as a multi-use pathway.

Veterinary Hospital. A building, together with animal runs, in which veterinary services, clipping,

bathing, boarding and other services are rendered to dogs, cats and other small animals and domestic pets.

Wetland. Areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted to life in saturated soil conditions.

Yard, Back (Rear). A yard adjacent to a property line. See also LOT LINE, REAR

Yard, Front. A yard adjacent to a street and to the front entrance of a building. See also LOT LINE, FRONT.

Yard, Side. A yard adjacent to a property line. For a corner lot, the Side Yard (located at the side of a residence or structure) can also be adjacent to a street. See also LOT LINE, SIDE.