



City of Talent

Planning Commission

Public Meeting

Thursday, August 25, 2016 – 6:30 PM

Talent Town Hall, 206 East Main Street

AGENDA

The Planning Commission of the City of Talent will meet on Thursday, August 25, 2016 at 6:30 P.M. in the Talent Town Hall, 206 E. Main Street.

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired, or for other accommodations for persons with disabilities, should be made at least 48 hours in advance of the meeting to the City Recorder at 541-535-1566, ext. 1012.

The Planning Commission reserves the right to add or delete items as needed, change the order of the agenda, and discuss any other business deemed necessary at the time of the study session and/or meeting.

- I. Call to Order/Roll Call;**
- II. Brief Announcements by Staff;**
- III. Consideration of minutes from the July 28, 2016 Planning Commission meeting;**
- IV. Public Comments on Non-Agenda Items;**
- V. Public Hearings;**
None
- VI. Discussion Items;**
 - a. Work Session – Miscellaneous Code Amendments
 - i. Backyard Chickens
 - ii. Sign Code
 - iii. Temporary Uses
 - iv. Old Town Design Standards
- VII. Subcommittee Reports;**
- VIII. Propositions and Remarks from the Commission;**
- IX. Adjournment – Next Meeting September 22, 2016**

Note: This agenda and the entire agenda packet, including staff reports, referenced documents, resolutions and ordinances are posted on the City of Talent website (www.cityoftalent.org) in advance of each meeting. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact TTY phone number 1-800-735-2900 for English and for Spanish please contact TTY phone number 1-800-735-3896.

The City of Talent is an Equal Opportunity Provider



**TALENT PLANNING COMMISSION
REGULAR MEETING
MINUTES
TALENT TOWN HALL
July 28, 2016**

Study Session and Regular Commission meetings are being digitally recorded and will be available on the City website: www.cityoftalent.org

The Planning Commission of the City of Talent will meet on Thursday July 28, 2016 in a regular session at 6:30 P.M. in the Talent Town Hall, 206 E. Main Street. The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired, or for other accommodations for persons with disabilities, should be made at least 48 hours in advance of the meeting to the City Recorder at 541-535-1566, ext. 1012. The Planning Commission reserves the right to add or delete items as needed, change the order of the agenda, and discuss any other business deemed necessary at the time of the study session and/or meeting.

REGULAR COMMISSION MEETING- 6:30 PM

Anyone wishing to speak on an agenda item should complete a Public Comment Form and give it to the Minute Taker. Public Comment Forms are located at the entrance to the meeting place. Anyone commenting on a subject not on the agenda will be called upon during the "Citizens Heard on Non-agenda Items" section of the agenda. Comments pertaining to specific agenda items will be taken at the time the matter is discussed by the Planning Commission.

I. Call to Order/Roll Call 6:30 P.M.

Members Present:

Commissioner French
Commissioner Hazel
Commissioner Heesacker
Commissioner Milan
Commissioner Pastizzo

Members Absent:

Commissioner Riley
Commissioner Schweitzer

Also Present:

Zac Moody, Community Development Director
Jeff Wilcox, Minute-Taker
City Council liaison Anthony Abshire

II. Brief Announcements

None

III. Consideration of Minutes for June 23, 2016

Commissioner Hazel pointed out she was listed as present at the June 23 meeting in error.
Motion: *Commissioner Milan moved to approve the Minutes of June 23, 2016 with correction. Commissioner Pastizzo seconded and the motion carried.*

IV. Public Comment on Non-Agenda Items

None

V. Public Hearings

Comprehensive Plan Amendment (Legislative) Text Amendments to the Talent Comprehensive Plan, Element E. As proposed, Element E of the Comprehensive Plan would be repealed and replaced with the updated 2016 Economy Element including the City's revised Economic Opportunities Analysis. The proposed amendments must be consistent with Oregon Statewide Planning Goal 9, Talent Comprehensive Plan and Section 8-3M160 of the Talent Zoning Code. File: CPA 2016-001. Applicant: City of Talent.

The opening statement was read. Moody explained that ex parte communications was not applicable because Commissioner French was appointed by the City Council to participate in the Citizens Advisory Committee (CAC). Approval criteria: State-wide Planning Goals 1 Citizen Involvement, 2 Land Use Planning and 9 Economic Development.

Staff Report:

Moody explained that there were several minor text and formatting changes since the previous work session. The Intro paragraph was rewritten, made more substantial.

Brief history of process and background on why we are doing this.

Timeline of proposed changes May-July 2016. 4 meetings and 1 work session were held during this time. CPA 2016-001 will go to CC meeting no earlier than 17 Aug 2016 if this is approved by the Planning Commission.

Economic trends were last evaluated in 2000 using 1990 census data; the current economic element of comprehensive plan uses data that is 26 years old. New economic element uses 2010 census data and 2016 employment data. The City prepared a Buildable Lands Inventory (BLI) for Employment Lands, it is included as an appendix to the Economic Opportunity Analysis (EOA). The BLI helped determine what land was available, and what the current development status was (developed, partially developed or vacant).

The EOA has four main components:

1. Buildable Lands Inventory
2. Factors affecting future economic growth
3. Employment growth and site needs
4. Land sufficiency and conclusions

Goals of the EOA:

- To develop an Economic Element consistent with requirements of Statewide Planning Goal 9
- Analyze the city economic patterns, potentialities, strengths and deficiencies, incorporate update local state and national trends into the revised Economy Element.
- Project the amount of land needed to accommodate the future employment growth within the Talent Urban Growth Boundary (UGB) for the next 20 years (2016-2036)
- Evaluate the existing employment land supply with the Talent UGB
- Fulfill State planning requirements for a twenty-year supply of employment land.

Summary of the EOA:

- How much buildable land does Talent currently have?
 - 89 acres vacant and partially developed land; 63 acres (ac) commercial, 26 ac industrial
- How much growth is Talent planning for?
 - 1,393 employees in 2016 (According to the Oregon Employment Department)
 - Projected to be 1,959 employees by 2036
 - (an increase of 566 jobs during that 20-year period)
- How much land will be required for employment?
 - 37 ac; 17 ac commercial, 20 ac industrial
- Does Talent have enough land to accommodate growth?
 - Yes. Lands available for next 20-year period: 63 ac commercial (45 ac surplus), 26 ac industrial (6 ac surplus)
- What types of businesses does Talent want to attract?
 - Small-scale manufacturing, construction, warehousing, distribution, wholesale, professional and business services, residential/senior/visitor services, event and performance support services.
- Recommendations to support economic development in Talent?
 - Update Economy Element of the Comprehensive Plan
 - Infrastructure Development (Esp. Capital Improvement Plan)
 - Identify opportunities to support existing businesses
 - Develop a broad economic strategy
 - Support development of space to support new start-up and small businesses

Comprehensive Plan Element Proposed Policies and Implementation Strategies (IS):

- Policy 1 – Land Availability – the city will plan for a 20-year supply of suitable commercial and industrial land on sites with a variety of characteristics (site size, locations, visibility, and other characteristics)
 - IS 1.1a – identify changes in zoning and plan designations necessary to provide an adequate supply of land.
 - IS 1.1b – work with property owners and their representatives to ensure that key development/re-development sites are known, ready to develop and marketed
 - IS 1.1c – develop and implement a system to monitor supply of commercial/industrial lands including monitoring through permits and land consumption.
 - IS 1.2a – identify commercial lands in short-term supply
 - IS 1.2b – as commercial and industrial land is developed, actively plan to replenish the short-term supply of land through Capital Improvement Planning
- Policy 2 – In-fill and redevelopment - the city will support and encourage infill and redevelopment, especially in downtown, as a way to use land and existing infrastructure more efficiently
 - IS 2.1a – establish goal to survey Talent residents about the types of businesses they want in downtown and what changes are needed draw them to downtown.
 - IS 2.1b – identify sites for redevelopment, especially in commercial areas such as downtown. Work with existing property owners for issues preventing redevelopment
 - IS 2.1c – review and update commercial design standards, emphasis on building up-keep
 - IS 2.1d – support and encourage implementation or amendment of the West Valley View master plan to develop or redevelop properties within the Master Plan area.

- IS 2.1e – develop master plans to guide development of the following areas: (1) Valley View Rd. from OR-99 to I-5 and (2) OR-99 from Rapp Rd. to Creel Rd.
- IS 2.2b – develop policies to allow ground-floor residential uses as a temporary use in mixed use buildings
- IS 2.3a – identify sites to rezone for residential uses in industrial areas
- IS 2.3b – if industrial sites are rezoned to residential uses, find industrial sites to replenish supply.
- Policy 3 – Infrastructure support – provide adequate infrastructure (skipped)
- Policy 4 – Existing business support and assistance – the city will support and encourage retention and expansion of existing businesses that align with Talent’s other community development goals
 - IS 4.2a – Evaluate whether the City has sufficient staff capacity to accomplish the proposed economic development project
- Policy 5 – Business Development – the City will plan for and nurture a favorable environment to attract and maintain new businesses.
 - IS 5.1a – Complete a market readiness analysis including an in-depth visitor readiness report that addresses branding and marketing.
 - IS 5.2a – Develop zoning policies to allow retail sales as a component of an industrial business in the City’s industrial zones.
 - IS 5.2b – incorporate the existing Master Plan Development requirements into the Zoning Code establishing development standards for both industrial lands currently within the UGB and lands newly brought into the UGB.
 - IS 5.3a – The city should work with the economic development commission to market commercial and industrial sites in Talent to encourage economic growth.
 - IS 5.3.b: Coordinate economic development efforts with local and regional economic development organizations, including SOREDI, the Talent Chamber of Commerce, and Business Oregon.
 - IS 5.4d – Support development of a downtown business district, either by as a specific zoning district or by drawing a specific geographic boundary for the district. The downtown business district would provide incentives for development in downtown. The incentives for development within the business district may be financial, such as reduced land use permit fees, or non-financial, such as expedited land use permit processing.
- Policy 6 – Higher Paying Jobs – promote and support businesses that bring jobs with wages above the Jackson County average to Talent
 - IS 6.1b: Provide flexible zoning code language that encourages businesses that provide jobs at or above the County average wage.
- Policy 7 – Livability – The City recognizes that livability is an important factor in the location choices of some types of businesses, and the policy of maintaining livability for the benefits of City residents is further reinforced by the potential for economic benefits.
 - IS 7.1a: Encourage businesses providing personal services to residents, businesses, and visitors to locate in Talent, such as financial services, entertainment, restaurants, coffee shops, and other
 - pedestrian-oriented businesses.
 - IS 7.2a – the parks commission should work with Community Development to review and update the Talent Parks Master Plan
 - IS 7.4a – partner with Talent Public Arts Commission to develop a policy to encourage public arts with public projects.

Conclusion:

Moody explains that some implementation strategies and objectives were skipped for the sake of timeliness, but each item was well thoughtfully developed and refined by the CAC. He stated that Draft Element E is a total rewrite of the Economy Element as it exists now.

Commitment to timeline—Moody explained that Planning Commission should be clear about the timeline they're committing to by reviewing the Implementation Schedule graphic (Page 18 of Draft Element E); the 10-year timeline is heavily weighted towards commitments to be completed within the first 1-3 years. The CAC and Technical Advisory Committees (TAC) both supported Draft Element E, but voiced some concern over the aggressiveness of the timeline.

Next steps for Planning Commission— City Staff suggests that Planning Commission recommends to City Council approval to remove current Economy Element and replace it with proposed Draft Element E, and to use the EOA as an appendix. Alternatively, the Planning Commission could amend draft language to reflect new commissioner and public comments and keep public hearing open. Bring revised amendment back to Planning Commission during the August meeting.

Hazel asked if the goals are not being met, can the Draft Element E timeline be adjusted after adoption.

Moody explained the timeline is mostly for accountability for the responsible agencies/partners, it will be helpful for city department goal setting; furthermore, there is no enforceable obligation. However, if responsible agencies/partners do not adhere to timeline and all of the objectives/goals are missed, the public would have the opportunity to point it out.

Moody explained that the Implementation Strategies do not have to include the “when” component in the Comprehensive Plan if the Planning Commission would like it to be removed.

Milan asked Moody to explain any limits to innovation or business development encountered during the development of Draft Element E.

Moody explained that the CAC, being comprised of: business owners, developers and Chamber of Commerce members struck a good balance between key planning regulation and thinking outside the box. He explained that Draft Element E is a guiding document for when the Zoning Code is developed/retuned in the future.

Public Hearing opened (7:51)

Public Comments Received—Moody explained that he had received three written public comments:

Deborah Rappaport (203 Gibson St.) Voiced concern over IS 2.2b – *“Develop policies to allow ground floor residential use as a temporary use in commercial mixed-use buildings. These policies should include provisions such as: design standards to ensure that the ground floor in new commercial buildings is designed for commercial use and zoning districts or overlay areas these uses are allowed.”* Rappaport is concerned about parking limitations in Central Business District (CBD); in this zoning designation, businesses are not currently required to provide off-street parking. IS 2.2b language does not address possible parking issues.

Moody explained that city staff is aware of this issue, and that it is specific to CBD.

Nancy Buono (240 Sweetbrier Dr.) A member of CAC, mentioned that she characterized the CAC work as being very productive and thoughtful, and the results reflected their best efforts.

Joi Riley (1706 Lithia Way) A member of Planning Commission, asked if a “citizen involvement plan” was followed.

Moody explained that he could not locate any adopted city policy for a “citizen involvement plan”; however, city staff had followed Statewide Planning Goal 1 – Citizen Involvement guidelines, as well as City of Talent public hearing requirements.

Heesacker asked if Moody knew what outcome Rappaport was hoping for; he thought that the Zoning Code that pertains to parking would be a better place to make changes to parking requirements.

Moody surmised that Rappaport wanted IS 2.2b to be revised. He said that specific provisions should go in the Zoning Code parking language. He added that IS 3.1d states the following: “City Planning Department will work with Public Works, Urban Renewal and City Administration to ensure infrastructure is located in a manner that will promote orderly development of the core downtown area, including location of alleys and public parking areas.” Because parking is mentioned in this section, Planning Commission could make the decision to not make any changes to IS 2.2b.

Public hearing closed (8:02)

Moody explained that he would entertain any questions and if the Planning Commission wants to review the more detailed Staff Report to make a decision, plenty of time is available for consideration later on.

French explained that having been a part of the CAC herself, the consultant (Beth Goodman) was wonderful to work with, and the consultant spoke highly of the efforts of the CAC and Zac Moody. French continued, saying she learned a lot through citizen engagement and explained that her overall experience was very positive.

Motion: *Pastizzo moved to recommend approval to City Council for Draft Economy Element E and its attachments.*

A rollcall vote was conducted and the motion carried unanimously.

VI. Discussion Items

The Planning Commissioners discussed and acknowledged Chair Heesacker’s formal resignation due to his relocation to Grants Pass. Commissioner Hazel will preside as Chair until the end of the year, at which point a new Chair and Vice Chair will be assigned.

Moody explained that in light of the resignation, one voting member position in the Planning Commission is now available and suggested the commissioners entertain a motion.

Motion: *Milan moved to appoint French as a full, voting Planning Commissioner.*

Hazel seconded and the motion carried.

VII. Subcommittee Reports

None

VIII. Propositions and remarks from the Commission

Moody explained that he is working on two code amendments that were delayed by CPA 2016-001. One high priority code change has recently been brought to his attention and will be addressed soon. It will make clear the difference between commercial and non-commercial agriculture uses in residential zones. The change will also emphasize that commercial agricultural use of residential lands is not allowed. Moody is considering providing a work session at the next meeting to familiarize commissioners with the full scope of the issue, then they could make a recommendation to City Council to adopt the measure by emergency ordinance. Moody explained the impetus: (1) new marijuana grows on single-family lots (2) repeated interest in using large areas of residential land in southwest Talent as a vineyard. This measure would not seek to prohibit marijuana grown for personal consumption or discourage small-scale sales of fruit and vegetable crops.

Milan asked if the current Zoning Code has enough power to enforce for current commercial agricultural issues, pointing out pre-existing agricultural operations could be an issue.

Moody explained that this would not likely be an issue, as non-conforming land uses become permanently disallowed after 45 uninterrupted days of discontinued use.

French asked which agency regulates the quantity of marijuana that can be grown.

Moody replied, the state dictates quantities for both recreational and medical, and that the intent of the Zoning Code revision would be to emphasize the disallowance of all commercial agricultural land uses. He said the forthcoming work session will cover the extent of the code revisions and illustrate how other municipalities are treating the issue.

French wanted to provide the other Planning Commissioners the opportunity to participate in her place for the upcoming CAC Housing Needs Analysis meetings, as she would need to skip two of the scheduled meetings, due to other commitments.

Moody explained that there will likely be four meetings, starting in late August. The meetings will be posted to the newspaper, encouraging the public to provide comment.

Milan volunteered to participate in this capacity if the scheduling works out and would verify with Moody.

IX. Next Meeting

It was agreed that the next regularly scheduled meeting would be held on August 25, 2016.

X. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at 8:30 pm.

Submitted by: _____ Date: _____

Attest:

Zac Moody, Community Development Director

Chair Hazel

Note: These Minutes and the entire agenda packet, including staff reports, referenced documents, resolutions and ordinances are posted on the City of Talent website (www.cityoftalent.org) in advance of each meeting. The Minutes are not a verbatim record: the narrative has been condensed and paraphrased to reflect the discussions and decisions made.

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Accessory structure, mobile home

See "mobile home accessory building or structure."

Access way

The ingress and egress to a property or building; or an unobstructed way which provides vehicular and/or pedestrian access and circulation within a specific area, such as within a subdivision, shopping center, or a mobile home park. [amended by Ord. 460]

Adjacent

Near, close; for example, an industrial zone across the street or highway from a residential zone shall be considered "adjacent."

Adjoining

Same as "abutting."

Adult Business

Any business, including bookstores, theaters or other commercial establishments relying on sexually explicit products or activities as a principal attraction to customers, or any massage parlor other than 1) a licensed individual practice or 2) a practice that is located with and accessory to a medical clinic, licensed physical therapy practice or exercise or health club.

~~Domestic Agriculture or agricultural use~~

The use of buildings, structures, and/or land for the cultivation of crops, orchards, gardens, pasturage, and/or animal and poultry husbandry, ~~and/or the preparation and storage of the products raised on the land grown or raised for the residents living on the property~~. Does not include auction yards, fed lots, slaughterhouses or rendering plants and does not involve goods that will be sold; either on-site or delivered to a buyer off-site.

Agricultural resource

(also known as "Critical Rural/Agricultural Lands" in Talent Ordinance No. 385). Prime agricultural lands adjacent to the urban growth boundary and urbanizable lands across the boundary, which must be protected from the effects of use conflicts which inhibit agricultural use. Those areas designated on an LCDC-acknowledged Jackson County Comprehensive Plan and/or Zoning Map as Exclusive Farm Use are determined to be agricultural resources. Furthermore, any other lands may be determined an agricultural resource upon a mutual City-Jackson County written agreement.

Alley

A narrow public street through a block, primarily for vehicular service access to the back or side of properties otherwise abutting on another street, to be used only as a secondary means of access to abutting properties.

Alteration

Same as "structural alteration."

8-3 Division C. Article 1

RESIDENTIAL ZONE

SINGLE-FAMILY—LOW-DENSITY (RS-5)

8-3C.110 DESCRIPTION AND PURPOSE

The Low-Density Single-Family Residential (RS-5) zone is intended to provide a stable, healthful and livable residential environment, together with the full range of urban services, for those residents choosing to live in neighborhoods where small economic enterprises, such as home occupations and neighborhood commercial activity, can occur in a manner compatible with a single-family, small town, neighborhood character.

8-3C.120 BUILDINGS AND USES PERMITTED SUBJECT TO TYPE-1 PERMIT REVIEW

No building, structure or land shall be used, and no building or structure shall be hereafter erected, enlarged or structurally altered, except for the following uses:

- A. Single-family detached dwellings.
- B. Manufactured homes that are multi-sectional and a minimum of 1,000 square feet, not including garage or carport; however, manufactured homes are prohibited within the Old Town District or other historic districts.
- C. Home occupations, subject to the provisions of 8-3L.6.
- D. [*Reserved*]

E. Domestic agricultural or animal husbandry including the raising of fowl, bees or domestic farm animals, except pigs (including potbellied pigs), are allowed subject to the following provisions:

~~E. Agricultural uses, including field crops, truck gardening, berry crops, orchards, raising of bees, rabbits and poultry, and raising and grazing of horses, cows, sheep and goats. Keeping of animals shall be subject to the following additional restrictions:~~

~~1. Swine shall not be permitted.~~

~~2.1. Horses, cows, goats and sheep shall not be permitted on any lot less than 20,000 square feet in area; no more than two head of livestock over six months of age shall be kept per acre of property area; and no livestock shall be kept within one hundred (100) feet of any dwelling other than the one on the same property.~~

~~3.2. Bees may be kept provided there are not more than two colonies on any one lot and that there shall be a minimum of 8,000 square feet of lot size.~~

~~4.3. The number of chickens~~Chickens, fowl and/or rabbits over the age of six months ~~shall not exceed one for each 1,000 square feet of property~~may be kept provided there are not more than one (1) for each 1,000 square feet of property and provided they are in compliance with the standards in Section 8-3L.1; ~~the~~The number of young ~~chickens, fowl and/or~~ rabbits (under six months) shall not exceed three times the allowable number of animals over six months.

5.4. Animals, ~~including chickens or fowl~~, shall be properly fenced, caged or housed and proper sanitation shall be maintained at all times.

- F. Accessory buildings and structures, including private garages, guest houses, storage sheds for garden equipment, private greenhouses, solar energy collectors or other energy-conserving device and equipment used for the mounting or operation of such devices, stables, barns and other uses determined to be similar by the planning staff advisor or Commission.
- G. Other uses determined by the Planning Commission to be similar to those listed above.

8-3C.130 BUILDINGS AND USES PERMITTED SUBJECT TO TYPE-2 SITE DEVELOPMENT PLAN REVIEW

No building or structure shall be hereafter erected, enlarged or structurally altered, neither shall any land be developed, except for the following uses, which are subject to the site development plan review process in 8-3L.1.

- A. Two or three main buildings on an individual lot, provided that there shall be a minimum of 8,000 square feet of lot area per dwelling unit.
- B. Wireless communication antennae within the Public Right of Way, subject to the provisions of Section 8-3J.910.
- C. Other uses determined by the Planning Commission to be similar to those listed above or under Section 120, above.

8-3C.140 BUILDINGS AND USES PERMITTED SUBJECT TO TYPE-3 SITE DEVELOPMENT PLAN REVIEW

No building or structure shall be hereafter erected, enlarged or structurally altered; neither shall any land be developed except for the following buildings and uses that are permitted subject to the provisions of 8-3L.1 and 8-3M.130. The following uses are those that, although permissible, contain certain characteristics that can impact nearby properties. The purpose of the public hearing is to obtain points of view and suggestions from persons owning property within 250 feet of a proposed use, or their representatives, or other interested or affected persons, as to how the use may be developed on the proposed site.

- A. Parks and playgrounds.
- B. Public and semi-public buildings essential to the physical welfare of the area, such as fire and police substations, libraries, substations, pump stations and reservoirs, provided that each side yard on an interior lot shall be a minimum of 20 percent (20%) of the property width but not less than ten feet.
- C. Churches and other places of worship, excluding rescue missions and temporary revivals held outside of religious institution buildings. Other uses determined by the Planning Commission to be similar to those listed above, or under Sections 120 or 130, above.
- D. Relocated Structures
- E. Accessory Dwelling Units on individual lots, subject to the provisions of 8-3L.5, "Accessory Dwelling Units."

8-3 Division C. Article 2

RESIDENTIAL ZONE

SINGLE-FAMILY— MEDIUM-DENSITY (RS-7)

8-3C.210 DESCRIPTION AND PURPOSE

The Medium-Density Single-Family Residential (RS-7) zone is intended to provide a stable, healthful and livable residential environment, together with the full range of urban services, for those residents choosing to live in neighborhoods where small economic enterprises, such as home occupations and neighborhood commercial activity, can occur in a manner compatible with a single-family, small town, neighborhood character.

8-3C.220 BUILDINGS AND USES PERMITTED SUBJECT TO TYPE-1 PERMIT REVIEW

No building, structure or land shall be used, and no building or structure shall be hereafter erected, enlarged or structurally altered, except for the following uses:

- A. Single-family detached dwellings.
- B. Manufactured homes that are multi-sectional and a minimum of 1,000 square feet, not including garage or carport; however, manufactured homes are prohibited within the Old Town District or other historic districts.
- C. Home occupations, subject to the provisions of 8-3L.6.
- D. [*Reserved*]

~~E. Domestic agricultural or animal husbandry including the raising of fowl, bees or domestic farm animals, except pigs (including potbellied pigs), are allowed subject to the following provisions:~~

~~E. Agricultural uses, including field crops, truck gardening, berry crops, orchards, raising of bees, rabbits and poultry, and raising and grazing of horses, cows, sheep and goats. Keeping of animals shall be subject to the following additional restrictions:~~

~~1. Swine shall not be permitted.~~

~~2.1. Horses, cows, goats and sheep shall not be permitted on any lot less than 20,000 square feet in area; no more than two head of livestock over six months of age shall be kept per acre of property area; and no livestock shall be kept within one hundred (100) feet of any dwelling other than the one on the same property.~~

~~3.2. Bees may be kept provided there are not more than two colonies on any one lot and that there shall be a minimum of 8,000 square feet of lot size.~~

~~4.3. The number of chickens~~Chickens, fowl and/or rabbits over the age of six months ~~shall not exceed~~may be kept provided there are not more than one (1) for each 1,000 square feet of property and provided they are in compliance with the standards in Section 8-3L.1; ~~the~~The number of young chickens, fowl or rabbits (under six months) shall not exceed three times the allowable number of animals over six months.

~~5.4. Animals, including chickens or fowl,~~ shall be properly fenced, caged or housed and proper sanitation shall be maintained at all times.

- F. Accessory buildings and structures, including private garages, guest houses, storage sheds for garden equipment, private greenhouses, solar energy collectors or other energy-conserving device and equipment used for the mounting or operation of such devices, stables, barns and other uses determined to be similar by the planning staff advisor or Commission.
- G. Other uses determined by the Planning Commission to be similar to those listed above.

8-3C.230 BUILDINGS AND USES PERMITTED SUBJECT TO TYPE-2 SITE DEVELOPMENT PLAN REVIEW

No building or structure shall be hereafter erected, enlarged or structurally altered, neither shall any land be developed, except for the following uses, which are subject to the site development plan review process in 8-3L.1.

- A. Two or three main buildings on an individual lot, provided that there shall be a minimum of 6,000 square feet of lot area per dwelling unit.
- B. Wireless communication antennae within the Public Right of Way, subject to the provisions of Section 8-3J.910.
- C. Other uses determined by the Planning Commission to be similar to those listed above or under Section 220, where permitted by the Planning Commission after written application.

8-3C.240 BUILDINGS AND USES PERMITTED SUBJECT TO TYPE-3 SITE DEVELOPMENT PLAN REVIEW

No building or structure shall be hereafter erected, enlarged or structurally altered; neither shall any land be developed except for the following buildings and uses, which are, permitted subject to the provisions of 8-3L.1 and 8-3M.130. The following uses are those that, although permissible, contain certain characteristics that can impact nearby properties. The purpose of the public hearing is to obtain points of view and suggestions from persons owning property within 250 feet of a proposed use, or their representatives, or other interested or affected persons, as to how the use may be developed on the proposed site.

- A. Parks and playgrounds.
- B. Public and semi-public buildings essential to the physical welfare of the area, such as fire and police substations, libraries, substations, pump stations and reservoirs, provided that each side yard on an interior lot shall be a minimum of 20 percent (20%) of the property width but not less than ten feet.
- C. Churches and other places of worship, excluding rescue missions and temporary revivals held outside of religious worship buildings.
- D. Other uses determined by the Planning Commission to be similar to those listed above, or under Sections 220 or 230.
- E. Relocated Structures
- F. Accessory Dwelling Units on individual lots, subject to the provisions of 8-3L.5, "Accessory Dwelling Units"

8-3 Division C. Article 3.

RESIDENTIAL ZONE

SINGLE-FAMILY—MANUFACTURED HOME (RS-MH)

8-3C.310 DESCRIPTION AND PURPOSE

The Manufactured Home Zone is intended to provide a stable, healthful and livable environment, together with the full range of urban services, for those choosing to reside in manufactured homes on a permanent basis or in a neighborhood with a variety of housing types, including both manufactured homes and single-family dwellings. Small economic enterprises, such as home occupations and neighborhood commercial activity, may occur indistinguishably or compatibly with the residential character. This zone should provide residents with neighborhoods comparable in quality with Low-density Residential areas.

8-3C.320 BUILDINGS AND USES PERMITTED SUBJECT TO TYPE-1 PERMIT REVIEW

No building, structure or land shall be used, and no building or structure shall be hereafter erected, enlarged or structurally altered, except for the following uses:

- A. Manufactured home or single-family dwelling on an individual lot.
- B. Manufactured home park, subject to the supplementary provisions of Article 8-3L.8, and including common use recreation and laundry facilities.
- C. Home occupation, subject to the provisions of Article 8-3L.6.
- ~~D.~~ Domestic agricultural or animal husbandry including the raising of fowl, bees or domestic farm animals, except pigs (including potbellied pigs), are allowed subject to the following provisions:
 - 1. Horses, cows, goats and sheep shall not be permitted on any lot less than 20,000 square feet in area; no more than two head of livestock over six months of age shall be kept per acre of property area; and no livestock shall be kept within one hundred (100) feet of any dwelling other than the one on the same property.
 - 2. Bees may be kept provided there are not more than two colonies on any one lot and that there shall be a minimum of 8,000 square feet of lot size.
 - 3. Chickens, fowl and/or rabbits over the age of six months may be kept provided there are not more than one (1) for each 1,000 square feet of property and provided they are in compliance with the standards in Section 8-3L.1. The number rabbits (under six months) shall not exceed three times the allowable number of animals over six months.
 - 4. Animals, including chickens or fowl, shall be properly fenced, caged or housed and proper sanitation shall be maintained at all times.
- ~~D.~~ E. Other uses similar to those listed above where permitted by the Planning Commission after written application.
- ~~E.~~ F. Accessory buildings and structures, including private garages, accessory living quarters and guest houses, storage sheds for garden equipment, private greenhouses, solar

8-3 Division C. Article 4.

RESIDENTIAL ZONE

MULTIPLE-FAMILY—HIGH-DENSITY (RM-22)

8-3C.410 DESCRIPTION AND PURPOSE

The Residential—Multiple-Family—High-Density (RM-22) zone is intended to provide a healthful and livable residential environment, together with the full range of urban services, for housing units at densities higher than provided for in other residential zones. This zone is also intended to accommodate housing alternatives to conventional housing and an area where small economic enterprises, such as home occupations and neighborhood commercial activity, can occur indistinguishably or compatibly with the residential character. It is generally intended that high-density residential zones will be situated in close proximity to activity centers and major streets.

8-3C.420 BUILDINGS AND USES PERMITTED SUBJECT TO TYPE-1 PERMIT REVIEW

No building, structure, or land shall be used, and no building or structure shall be hereafter erected, enlarged or structurally altered, except for the following uses:

- A. Detached Single-family dwellings on individual lots.
- B. Manufactured homes that are multi-sectional and a minimum of 1,000 square feet, not including garage or carport. Manufactured homes are prohibited within the Old Town or other historic district.
- C. Use of existing structures for the permitted uses listed in Sections 430 and 440 of this Article below, where all the provisions of this Chapter and any amendment thereto are met.
- D. Home occupations, subject to the provisions of Article 8-3L.6

E. Domestic agricultural or animal husbandry including the raising of fowl, bees or domestic farm animals, except pigs (including potbellied pigs), are allowed subject to the following provisions:

- 1. Horses, cows, goats and sheep shall not be permitted on any lot less than 20,000 square feet in area; no more than two head of livestock over six months of age shall be kept per acre of property area; and no livestock shall be kept within one hundred (100) feet of any dwelling other than the one on the same property.
- 2. Bees may be kept provided there are not more than two colonies on any one lot and that there shall be a minimum of 8,000 square feet of lot size.
- 3. Chickens, fowl and/or rabbits over the age of six months may be kept provided there are not more than one (1) for each 1,000 square feet of property and provided they are in compliance with the standards in Section 8-3L.1. The number rabbits (under six months) shall not exceed three times the allowable number of animals over six months.
- 4. Animals, including chickens or fowl, shall be properly fenced, caged or housed and proper sanitation shall be maintained at all times.

~~E. — [Reserved]~~

- F. Other uses determined by the Planning Commission to be similar to those listed above.
- G. Accessory buildings and structures, not including additional or accessory dwellings.

8-3C.430 BUILDING AND USES PERMITTED SUBJECT TO TYPE-2 SITE DEVELOPMENT PLAN REVIEW

No building or structure shall be hereafter erected, enlarged or structurally altered, neither shall any land be developed, except for the following uses, which are subject to the site plan review process in Article 8-3L.1.

- A. Up to four dwelling units, either duplexes, multiple-family dwellings, condominiums, row houses and townhouses (attached single-family dwellings), but not including the conversion of multiple-family dwellings to unit ownership. Attached single-family dwellings (row houses or townhouses) are permitted only if vehicular access is provided via alleyway(s).
- B. Boarding and rooming houses not exceeding accommodations for five (5) residents.
- C. Conversion of existing single-family dwellings to multi-family units, up to four dwelling units, provided each unit shall have no less than 450 square feet of living area and 250 square feet of open space in compliance with the provision of Section 470, below.
- D. More than one single-family dwelling (detached or attached and not exceeding four dwelling units) on an individual lot that is with or without existing dwelling units.
- E. Wireless communication antennae within the Public Right of Way, subject to the provisions of Section 8-3J.910.
- F. Other uses determined by the Planning Commission to be similar to those listed above or under Section 420.

8-3C.440 BUILDINGS AND USES PERMITTED SUBJECT TO TYPE-3 SITE DEVELOPMENT PLAN REVIEW

No building or structure shall be hereafter erected, enlarged or structurally altered; neither shall any land be developed except for the following buildings and uses, which are permitted subject to the provisions of Article 8-3L.1 and Section 8-3M.130. The following uses are those that, although permissible, contain certain characteristics that can impact nearby properties. The purpose of the public hearing is to obtain points of view and suggestions from persons owning property within 250 feet of a proposed use, or their representatives, or other interested or affected persons, as to whether and how the use can be located on the designated site.

- A. Any use in Section 430, above, that exceeds the size thresholds listed.
- B. Parks and playgrounds.
- C. Public and semi-public buildings essential to the physical welfare of the area; such as fire and police substations, libraries, substations, pump stations and reservoirs, provided that each side yard on an interior lot shall be a minimum of twenty percent (20%) of the property width but no less than ten (10) feet.

- E. Any residential dwelling unit or residential structure that is subject to the requirements of this document shall be brought into compliance with all applicable requirements prior to occupancy of that dwelling and in no case shall a dwelling unit remain uninhabitable longer than six (6) months.

8-3J.230 LOCATION BY HOUSING TYPE

- A. The location of any particular type of residential structure is controlled by the provisions of each zoning district and specified in the lists of permitted and conditional uses in Division C of this Chapter.
- B. All proposed residential land uses in all residential zoning districts of the City of Talent shall be reviewed for compliance with this Article prior to issuance of a building permit or, in the case of a manufactured home, a manufactured home placement or installation permit.

8-3J.240 RESIDENTIAL DEVELOPMENT STANDARDS

The following development standards shall apply to all residential development in the City of Talent, with the exception of manufactured homes located within manufactured home parks.

- A. The owner of any residential dwelling shall also be the owner of the tax lot on which the dwelling is constructed or placed. No lots or portions of lots shall be rented or leased to another party for the temporary placement of a dwelling unit.
- B. All newly constructed or placed dwelling units shall meet the construction codes for that type of structure that are in effect at the time of construction or placement, as stated in Section 220(D) above.
- C. Any dwelling unit that was not totally constructed on the site shall remove all appliances or other attachments that were necessary for its transport to the site, but that are not necessary for the residential use of that structure, including wheels, axles, tongues, trailers, etc.
- D. All homes, other than manufactured homes, shall be placed on permanent perimeter foundations and shall be attached thereto. Manufactured homes shall be sited, at a minimum, according to the manufacturers specifications and shall have the perimeter of the structure enclosed with cement block or cement footing wall-style skirting.
- E. All residential structures shall be constructed or placed with a minimum clear space under the lowest structural floor support beam of eighteen (18) inches.
- F. Crawl space access of a least 18" x 24" shall be provided in a location that is convenient to sewer, water or other under-structure connections, but not at a location which may be a low point or water collection point.

- G. All manufactured homes, modular homes, or other “manufactured” or “factory built” dwellings shall be recessed to achieve a low profile. The depth of the recess shall be no more than twelve (12) inches above the finished backfilled grade.
- H. Garages or Carports: Garages shall be constructed to conform to the construction code of the type of residence it will serve and may have either a single double-width door or two single-width doors. The exterior finishes of garages or carports shall conform in pattern, shape, texture, and color to the materials used on the primary dwelling structure, including the siding, roofing, and any architectural decorative trim. (Amended by Ord. no. 808; 09/06/2006)
- I. Siding: Exterior siding may include painted or stained wood siding, or aluminum or vinyl siding that is textured to simulate wood or that is otherwise similar to the established architectural style or character of the neighborhood.

Roofs: All residential dwellings shall be designed with gable, mansard, or other pitched roof having an average slope of no less than 1:4 and covered with asphalt, fiberglass, or wood shingles, shakes, or tile. Accessory structures, such as garages, carports, sheds, etc., shall have the same roofing type. An exception may be made by the Planning Commission without a variance for roofs that are designed to be flat, or that may be unsuitable for the specified roofing materials for some other documented reasons. Metal or similar roofing materials may ~~only be used on flat or slightly sloping roofs that are not visible from the street or surrounding properties and are not suitable for shingles or other materials.~~ be permitted when evidence can be provided that demonstrates the metal roof is constructed to be solar ready. For the purpose of this section, solar ready is defined as follows:

- Avoid shading on the solar facing side of the building
- Obtain solar easement from adjacent property (if possible)
- Provide a conceptual plan as to where solar may be placed in the future
- If the roof is sloped, the south-facing section will optimize the system performance, keep the south facing section obstruction free if possible
- Minimize rooftop equipment to maximize available open area for solar collector placement
- Provide a statement on the building plans that the proposed roof is capable of carrying the load of the solar equipment

Additional Guidelines for Solar Thermal (ST) Systems

- Determine the hot water load and water temperature requirements to size all of the system components
- Identify location for controllers, heat storage system, shutoff valves, and other equipment
- Plan for all necessary plumbing and provide pathways for water lines to link the solar collector, the heat storage system, and the rest of the building's hot water

system

- Plan for all necessary electrical conduit or piping and the identify location of mounting hardware

J.

~~K.J.~~ Sewer: All residential dwellings shall be connected to the public sewer system at the time of construction, placement, or major rehabilitation.

~~L.K.~~ Any structural addition to an existing residential structure shall meet the following requirements:

1. Any addition shall be designed to conform to the design and construction of the original building. An exception may be made in the case of a total structural remodel which will change the original design.
2. The roof type and pitch of any new addition shall conform to the type and pitch of the main structure.
3. Exterior building materials shall be the same basic type, texture and color as those of the primary building.
4. Any addition to an existing dwelling shall include an extension of the foundation along the perimeter of the new addition.
5. Such additions as porches, awnings, patios, patio covers, decks, or storage sheds may be permitted if designed and constructed as required above. In no case shall a "ramada" be approved. (A ramada is a stationary structure having a roof extending over the dwelling unit, primarily for protection from sun and rain, and usually associated with old deteriorated manufactured homes).

~~M.L.~~ An under-structure drainage system must be constructed to ensure that water does not collect beneath the structure, but drains property to the street or other approved storm drain system.

~~N.M.~~ Accessory Structures: As defined in 8-3J.124 shall meet all setback and building coverage requirements for the zone. However, up to two (2) accessory structures with a combined total area of 200 square feet or less are not required to have rear or side yard setbacks, provided such structures shall be placed at least 40 feet from any right-of-way, shall not exceed 10 feet in height and shall not exceed 20 feet in any horizontal dimension. Storm water from the roof of the exempted structures shall not flow onto the neighboring property. No accessory structure excepted under this provision shall be used as an apiary or for the keeping of livestock, including the housing of bees, swine, horses, chickens or rabbits. Conversion of Accessory Structures into accessory residential units is prohibited unless in compliance with the zone's standard setbacks. Maintenance of accessory

3. Plumbing vents: Vents should, wherever possible, be placed on the side of the structure least visible from the public right-of-way, and painted to blend with the color of the roofing material.

C. Remodeling Standard 120(C): **Weatherization & Energy Conservation**

Modern energy conservation results can be obtained by using traditional conservation methods. Attics and floors should be insulated to conserve heat loss in the winter and insulate against the heat in the summer. Windows and doors should be caulked around the inside trim, and copper leaf spring type weather stripping or similar installed to seal leaks. Storm windows (exterior or interior mounted) should be put up during the winter months to create insulation. Windows can be further insulated in winter using insulated-type curtains or honeycomb blinds; in summer, curtains or blinds reflect heat. Using deciduous trees and plants provides additional protection from summer heat. In an attempt to reduce the building's energy consumption and limit thermal heat gain, metal roofing may be permitted if evidence is submitted the structure historically has had metal roofing when evidence can be provided that demonstrates the metal roof is constructed to be solar ready. For the purpose of this section, solar ready is defined as follows:

- Avoid shading on the solar facing side of the building
- Obtain solar easement from adjacent property (if possible)
- Provide a conceptual plan as to where solar may be placed in the future
- If the roof is sloped, the south-facing section will optimize the system performance, keep the south facing section obstruction free if possible
- Minimize rooftop equipment to maximize available open area for solar collector placement
- Provide a statement on the building plans that the proposed roof is capable of carrying the load of the solar equipment

Additional Guidelines for Solar Thermal (ST) Systems

- Determine the hot water load and water temperature requirements to size all of the system components
- Identify location for controllers, heat storage system, shutoff valves, and other equipment
- Plan for all necessary plumbing and provide pathways for water lines to link the solar collector, the heat storage system, and the rest of the building's hot water system
- Plan for all necessary electrical conduit or piping and the identify location of mounting hardware

8-3K.130 COMMERCIAL STRUCTURES

The traditional commercial core area of Talent, including those properties facing Talent Avenue between Wagner Street and Colver Road, reflects the historic character of the community as a small, rural, service area. Buildings here have historically been of modest scale and construction, consistent with the community's vernacular design heritage. In order to reflect that basic character in the core the following standards govern all new commercially zoned construction and remodeling projects requiring a structural building permit.

8-3K.160 APPLICABILITY

Except in specific situations noted above, these Standards shall apply equally to all projects in the *Old Town* Design District, including the West Valley View area. Applicants seeking a Variance from these Standards must demonstrate to the review body that compliance would result in an unnecessary and unavoidable hardship and that there is demonstrable evidence the alternative design accomplishes the purpose of the Old Town Design District in a manner that is equal or superior to a proposal designed under the standards herein. Variances from the Standards will not be allowed unless such hardship is adequately demonstrated and proven by the applicant. The variance process is provided in Article 8-3L.4.

The *Old Town* Design Standards shall supersede the applicable standards in Article 8-3J.2 when applied to new construction in the *Old Town* Design District.

8-3 Division L. Article 3

BACKYARD CHICKENS

8-3L.300 DESCRIPTION AND PURPOSE

8-3L.310 STANDARDS

- A. The keeping of chickens on lots less than 4,000 square feet in size is allowed in a residential zoning district subject to all of the following conditions:
 - 1. No person shall keep chickens until a backyard chicken permit application has been approved by Community Development. See Section 8-3L.1(E) below.
 - 2. One (1) chicken is allowed for each one thousand (1,000) square feet of lot area, up to a maximum of ten (10) chickens.
 - 3. No chickens are allowed on properties occupied by multi-family housing, including duplexes or within mobile home parks.
 - 4. Roosters are not allowed.

- B. Chickens kept under this section shall be secured at all times:
 - 1. During non-daylight hours, chickens must be confined within a secure chicken coop sufficient to protect chickens from predators;
 - 2. During daylight hours, chickens shall be confined within a chicken coop or run meeting the requirements of Section 8-3L.1(C), below, or within a securely fenced backyard.

- C. Chicken coops and runs:
 - 1. Shall be built in compliance with all applicable building and zoning codes;
 - 2. Shall not be located in a required front yard;
 - 3. Shall be set back at least 20 feet from dwellings on abutting property;
 - 4. Shall be set back a minimum of 5 feet from abutting property;
 - 5. Shall not exceed eight (8) feet in height;
 - 6. Square footage combined shall not exceed one hundred (100) square feet in area, or ten (10) square feet per animal, whichever is greater.

- D. To protect public health, the areas in which chickens are kept must be maintained in compliance with the following requirements:
 - 1. All animal or poultry food shall be stored in metal or other rodent proof receptacles;
 - 2. Chicken manure must be collected, stored, composted and/or removed from the property on a regular basis so as not to create a public health hazard or nuisance. All manure not used for composting or fertilizing shall be removed from the property;
 - 3. Noise resulting from the keeping or maintaining of chickens must not exceed the limitations set forth in Talent Municipal Code XXX.

8-3L.311 APPLICATION PROCEDURES AND PERMITS

- A. Information required for a permit to keep chickens shall include the following information:
 - 1. The name and mailing address of the person to whom the permit will be issued;
 - 2. The physical address where the chickens will be kept, if different from above;
 - 3. A sketch plan and affidavit that the chicken facility will meet the standards in this section.
 - 4. When the applicant is not the owner of the property where chickens will be located, the applicant will obtain signed consent from the property owner for the keeping of chickens on the property.

- B. A permit fee may be established by Council resolution and, if so established, shall accompany a permit application.

- C. The granting of a permit under this chapter shall be treated as an Administrative decision, and shall be administered by Community Development. Applications will be processed in the following manner:
 - 1. The application will be reviewed for completeness and will not be acted upon until all required information is received.
 - 2. Within 10 days the application will be reviewed and a decision rendered.
 - 3. Written notice of the decision will be mailed to the applicant.
 - 4. A decision may be appealed to the Planning Commission. The appeal must be filed within 5 days of date of notice and be accompanied by a fee to be established by Council resolution.

8-3L.312 ENFORCEMENT

A backyard chicken permit will be revoked in the event the permit holder violates any provision of this Section or condition imposed within a permit issued.

8-3 Division L. Article 9.

TEMPORARY USE PERMITS

8-3L.910 DESCRIPTION AND PURPOSE

To allow the establishment of specified uses on a short-term basis in certain, specified land use zoning districts. No temporary use permit can be granted which would have the effect of permanently rezoning or granting privilege not shared by other property in the same zone.

8-3L.920 APPLICATION

All temporary uses must comply with the provisions of this ordinance. Only temporary uses lasting more than two (2) days require a temporary use permit. Temporary Uses lasting two (2) days or less shall be subject to a Special Use Permit. Applications for the temporary use permit shall be filed with Community Development and shall include:

- A. Form prescribed by the City and signed by the property owner.
- B. A statement explaining the request.
- C. Site plan showing location of any proposed structures, activity areas, and parking with respect to property lines and existing buildings, parking areas, and landscaping.
- D. Drawings or photos showing proposed structures.
- E. Any other information needed to describe the proposed use in sufficient detail for Community Development Director to determine how the proposed use meets the approval criteria.

8-3L.930 APPROVAL CRITERIA

A temporary use may be granted only if:

- A. The temporary use is not inconsistent with the purpose of the zoning district in which it is placed.
- B. The temporary use shall comply with the applicable criteria listed in Section 8-3L.940 below.

8-3L.940 ALLOWABLE TEMPORARY USES

- A. Temporary displays, sales, and events. Temporary displays, sales and events may be permitted in all industrial, commercial and public facilities and parks zones. All activities must meet the following criteria:
 - 1. Adequate parking facilities are available. The temporary activity does not eliminate parking spaces required by Section 8-3J.5 of this ordinance.

2. The temporary activity does not encroach on the required setbacks of the lot.
 3. Food vendors shall comply with all state and county health and fire regulations and shall furnish written evidence of compliance prior to opening for business.
 4. Renew the Temporary Use Permit each year.
 5. Temporary activities involving tents, tarps, or sales out of vehicles will last no more than two (2) consecutive days.
- B. Temporary stationary food vending, coffee stands or other kiosks. Temporary stationary food vending, coffee stands or other kiosks may be permitted in all commercial zones for a period not to exceed one (1) year.
1. The use must comply with Section 8-3L.940(1)-(5), and all other applicable standards in this section.
 2. No extension cords shall be used to provide electricity.
 3. The use must not connect to City water or sewer and must identify the method of grey water disposal.
 4. Prior to the issuance of any permit or a business license, the Fire Marshal shall inspect and approve any mobile device to determine compliance with all applicable Building and Fire Codes.
- C. 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 unless an extension is approved by the Community Development Director. The following standards must be met for either of these temporary uses:
1. The applicant shall provide evidence of an approved water supply and sewage disposal system.
 2. 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.
 3. 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.

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4. RV use shall be limited to not more than 90 days.
- D. Outdoor Storage (not involving sales). Temporary outdoor storage not exceeding 180 days may be permitted in all industrial and commercial zones. All outdoor storage areas must meet the following criteria:
1. The storage does not encroach on the required setbacks of the lot.
 2. Adequate parking facilities are available. The temporary outdoor storage does not eliminate parking spaces required by Section 8-3J.5 of this ordinance.
 3. The materials being stored will not cause any contamination of stormwater runoff. The materials being stored shall be screened from view with sight-obscuring fence or landscaping in compliance with Section 8-3J.4 of the Talent Zoning Code.
 4. The materials do not create an attractive nuisance as defined in the Talent Municipal Code.
 5. After one (1) year, the temporary use permit period expires. The use shall then either be converted to a permanent use through Conditional Use Permit review in compliance with the standards of Section 8-3L.2, or be discontinued.
- E. Standards for a manufactured dwelling as a temporary office in the commercial or industrial zone during construction of a permanent structure.
1. 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.
 2. The temporary permit shall be for a period not to exceed eighteen (18) months.
 3. 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 construction, whichever shall occur first.
 4. 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.
 5. Any electric, water and sewer connections which are necessary must be made according to City specification.
 6. A building permit for the siting and anchoring of the manufactured dwelling shall be

submitted and approved by the building inspector prior to occupancy.

8-3L.950 PROCEDURES FOR APPROVING TEMPORARY USE PERMITS

- A. The Community Development Director may approve, disapprove, or conditionally approve the Temporary Use Permit. If the application is for a highly visible location or potentially controversial use, the Community Development Director may require a Type 2 Review to obtain comments from the neighbor. Approval of the Temporary Use Permit will be subject to compliance with the standards as set forth in this ordinance and standards as established elsewhere by City ordinance or resolution.
- B. The Community Development Director may attach appropriate and reasonable conditions to the permit that are necessary to ensure the public health, safety, and welfare and to maintain compliance with city codes and ordinances. Such clear and objective standards may include but are not limited to:
 - 1. Setback requirements
 - 2. Screening
 - 3. Control of points of ingress and egress
 - 4. Special provisions for signs
 - 5. Landscaping and maintenance of landscaping
 - 6. Maintenance of grounds
 - 7. Control of noise, vibration, and odors
 - 8. Limitation of hours for certain activities
 - 9. Limitation of duration of temporary use
- C. Once approved, the site plan for the temporary use as modified with conditions shall become the official plan.
- D. Compliance with conditions imposed in the temporary use permit and adherence to the approved plans is required. The Community Development Director may revoke the temporary use permit with any departure from the approved plans or conditions or approval.
- E. All temporary uses involving a business must comply with the Talent Municipal Code, Business Licenses.

8-3J.960 PROCEDURES FOR RENEWING TEMPORARY USE PERMITS

- A. Temporary Use Permit shall be subject to review and approval by the Community Development Director on an annual basis.
- B. Temporary Use Permit renewals may be approved by the Community Development Department provided that:
 - 1. No formal complaints have been filed regarding the temporary use.

2. There have been no changes made to the site plan or activities from the time of initial approval as verified by the Community Development Director.