

The following are additional recommended revisions to the proposed UDC amendments that staff has prepared subsequent to the publication of the original October 5, 2021, Planning Commission staff report. The additional revisions recommend further changes to the proposed temporary use standards applicable to emergency shelters (SRC 701.025) and managed temporary camping for the homeless (SRC 701.030). Additional amendments are also proposed to the Compact Development Overlay Zone (SRC Chapter 631) to eliminate conflicts with the requirements of State House Bill 2001 concerning the allowance of Middle Housing in residential zones.

- Additional text proposed to be added is identified by **red bold double underline**.
- Additional text proposed to be deleted is identified by ~~red double strikethrough~~.

Additional Proposed Revisions to SRC Chapter 631 (Compact Development Overlay Zone)

Sec. 631.010. Uses.

~~Except as otherwise provided in this section, a~~ Any use that is a permitted, special, conditional, or prohibited use in the underlying zone is a permitted, special, conditional, or prohibited use in the Compact Development Overlay Zone.

- ~~(a) Continued uses. Four family uses and multiple family uses existing within the Compact Development Overlay Zone on January 1, 1999, but which would otherwise be made nonconforming uses by this chapter, are hereby deemed continued uses. The owner shall have the burden to demonstrate continued use status under this subsection.~~
- ~~(1) A continued use may be intensified or expanded, and buildings or structures housing a continued use may be enlarged, rebuilt, or the exterior altered, provided such intensification, expansion, enlargement, rebuilding, or exterior alteration complies with all applicable standards of the Multiple Family Residential I (RM-1) Zone.~~
- ~~(2) Abandonment shall terminate the continued use status conferred by this subsection and the property may thereafter only be used for uses allowed in the Compact Development Overlay Zone. For purposes of this subsection, the term "abandonment" means the cessation of the use or structure for a continuous period of one year.~~
- ~~(3) A determination by the Building Official that the building or structure housing a continued use is derelict or dangerous, as defined in SRC 50.600 and 56.230, shall terminate the continued use status conferred by this subsection and the property may thereafter only be used for uses allowed in the Compact Development Overlay Zone.~~
- ~~(4) Continued uses are exempt from the development standards and the design review guidelines and design review standards of this chapter. Upon termination of continued use status, the development standards and the design review guidelines and design review standards of this chapter shall apply.~~

~~(b) Additional permitted uses. The uses set forth in Table 631-1 are additional permitted (P) uses in the Compact Development Overlay Zone.~~

TABLE 631-1. ADDITIONAL PERMITTED USES		
Use	Status	Limitations & Qualifications
Household Living		
Single family	P	
Two family	P	
Three family	S	Subject to SRC 700.081.
Four family	N	
Multiple family	N	

Sec. 631.015. Development standards.

Development within the Compact Development Overlay Zone must comply with the development standards applicable in the underlying zone, ~~and the development standards set forth in this section. The development standards in this section are in addition to, and not in lieu of, all other applicable development standards in the underlying zone. Where the development standards in this section conflict with the development standards applicable in the underlying zone, the development standards in this section shall be the applicable development standard.~~

~~(a) Lot standards. Lots within the Compact Development Overlay Zone shall conform to the standards set forth in Table 631-2.~~

TABLE 631-2. LOT STANDARDS		
Requirement	Standard	Limitations & Qualifications
Lot Area		
Single family	Min. 1,500 sq. ft.	Applicable to townhouses.
	Min. 3,000 sq. ft.	Applicable to all other single family.
Two family and three family	Min. 3,000 sq. ft. per dwelling unit	
Lot Width		
Single family, two family, and three family	Min. 20 ft.	
Lot Depth		
Single family, two family, and three family	Min. 65 ft.	
	Min. 120 ft.	Applicable to double frontage lots.
Street Frontage		
Single family, two family, and three family	Min. 20 ft.	

~~(b) Dwelling unit density. Dwelling unit density within the Compact Development Overlay Zone shall conform to the standards set forth in this subsection. Dwelling unit density cannot be varied or adjusted.~~

~~(1) Minimum density. There is no minimum dwelling unit density.~~

~~(2) Maximum density. The maximum dwelling unit density shall be 14 dwelling units per acre; provided, however:~~

~~(A) Not more than three dwelling units shall be permitted on an individual lot; and~~

~~(B) Not more than five townhouse dwelling units shall be attached in a single structure.~~

~~(c) Setbacks. Setbacks within the Compact Development Overlay Zone shall be provided as set forth in Table 631-3.~~

TABLE 631-3. SETBACKS		
Requirement	Standard	Limitations & Qualifications
Abutting Street		
Buildings		
Single family (other than townhouses), two family, and three family	Min. 12 ft.	Applicable along collector or arterial streets.
	Min. 20 ft.	
Accessory Structures		
Accessory to single family, two family, and three family	None	Applicable to accessory structures not more than 4 ft. in height.
	Min. 12 ft.	Applicable to accessory structures greater than 4 ft. in height
	Min. 20 ft.	Applicable to accessory structures greater than 4 ft. in height when located in a yard adjacent to a collector or arterial street.
Interior Front		
Buildings		
Single family (other than townhouses), two family, and three family	Min. 12 ft.	
Accessory Structures		
Accessory to single family, two family, and three family	None	Applicable to accessory structures not more than 4 ft. in height.
	Min. 12 ft.	Applicable to accessory structures greater than 4 ft. in height
Interior Side		
Buildings		
Single family (other than townhouses)	Min. 3 ft.	Applicable to existing buildings.
	Min. 5 ft.	Applicable to new building.
Two family and three family	Min. 5 ft.	
Accessory Structures		
Accessory to single family, two family, and three family	None	Applicable to accessory structures having at least 1 wall which is an integral part of a fence.
	Min. 5 ft.	Applicable to all other accessory structures.
Interior Rear		

Buildings		
Single family (other than townhouses), two family, and three family	Min. 14 ft.	Applicable to any portion of a building not more than 1 story in height.
	Min. 20 ft.	Applicable to any portion of a building greater than 1 story in height.
Accessory Structures		
Accessory to single family, two family, and three family	None	Applicable to accessory structures not more than 9 ft. in height.
	Min. 1 ft. for each 1 ft. of height over 9 ft.	Applicable to accessory structures greater than 9 ft. in height.
	Min. 1 ft.	Applicable to accessory structures adjacent to an alley, unless a greater setback is required based on the height of the accessory structure.

~~(d) Lot coverage, height. Buildings and accessory structures within the Compact Development Overlay Zone shall conform to the lot coverage and height standards set forth in Table 631-4.~~

TABLE 631-4. LOT COVERAGE, HEIGHT		
Requirement	Standard	Limitations & Qualifications
Lot Coverage		
Buildings and Accessory Structures		
Single family, two family, and three family	Max. 60%	
Rear Yard Coverage		
Accessory Structures		
Accessory to single family, two family, and three family	Max. 25%	
Height		
Buildings		
Single family, two family, and three family	Max. 28 ft. or existing building height, whichever is greater	Applicable to existing buildings.
	Max. 35 ft.	Applicable to new buildings.
Accessory Structures		
Accessory to single family, two family, and three family	Max. 15 ft.	

~~(e) Building separation. A minimum ten foot separation shall be provided between individual buildings containing dwelling units located on the same lot.~~

~~(f) Access:~~

~~(1) Where a property abuts an alley, access to parking for single family, two family, and three family uses shall be taken from the alley.~~

~~(2) Within front yards abutting streets, no driveway serving single family, two family, or three family uses shall be more than one-half the width of the property frontage on the street or 20 feet, whichever is less. Flag lot accessways shall comply with the standards set forth in SRC 800.025.~~

~~Sec. 631.020. Design review.~~

~~Design review under SRC chapter 225 is required for development within the Compact Development Overlay Zone as follows:~~

~~(a) Multiple family development shall be subject to design review according to the multiple family design review standards set forth in SRC chapter 702.~~

~~(b) Any development requiring historic design review shall only be subject to design review according to the historic design review standards or the historic design review guidelines set forth in SRC chapter 230.~~

~~Sec. 631.025. Reserved.~~

Additional Proposed Revisions to SRC Chapter 701 (Temporary Uses)

Sec. 701.005. Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Camp shelter unit means an individual structure within a managed temporary camping area providing living and sleeping accommodations.

Construction storage yard means a storage area for construction supplies, materials, and/or equipment, located on a site other than the construction site itself, for use only during the actual construction of a project.

Emergency shelter means a temporary facility that provides safe and habitable shelter and supporting services to persons experiencing homelessness or in need of temporary relief from adverse environmental conditions during periods of time when authorized by the City's Emergency Program Manager, ~~upon a determination that weather or other conditions exist that create an urgent need for temporary shelter. For purposes of this definition qualifying conditions include, but are not limited to, conditions which pose a potential risk of injury or death or result in the displacement of individuals from their homes as a result of extreme temperatures, fire, smoke, floods, geologic events, or other adverse conditions or events that threaten human health and safety.~~

Managed temporary camping means an area providing temporary living accommodations to individuals experiencing homelessness in a managed and secure environment within temporary non-permanent structures, such as micro shelters, tents, and vehicles, and with consistent access to on-site restrooms, storage, garbage removal, and additional services.

Replacement single family dwelling means a new single family dwelling constructed to replace an existing owner occupied, site-built, single family dwelling on the same lot.

Residential sales/development office means a building or structure within a subdivision, planned unit development (PUD), condominium development, apartment complex, or manufactured dwelling park whose

principal use is for the sale, rent, lease, and/or development of lots, units, and/or structures within the subdivision, PUD, condominium development, apartment complex, or manufactured dwelling park.

Temporary and seasonal gravel off-street parking and loading area means a gravel off-street parking or loading area utilized to meet a need for parking or loading that is temporary or seasonal in nature, and which is restricted to a limited duration.

Temporary motor vehicle and recreational vehicle sales means the use of property for the sale of cars, light trucks, or recreational vehicles by a commercial dealer for a period that does not exceed four consecutive days.

Sec. 701.010. Temporary use permit.

(a) *Applicability.* No building, structure, or land shall be used or developed for any use which is allowed as a temporary use under the UDC unless a temporary use permit has been granted pursuant to this chapter.

(b) *Classes.*

(1) *Class 1 temporary use permit.* A Class 1 temporary use permit is a temporary use permit for the following:

(A) Christmas tree sales;

(B) Construction storage yard;

(C) Emergency shelter;

(D) Managed temporary camping with ten or fewer camp shelter units located within a non-residential zone;

~~(E)(C)~~ Replacement single family dwelling;

~~(F)(D)~~ Residential sales/development office; and

~~(G)(E)~~ Temporary motor vehicle and recreational vehicle sales.

(2) *Class 2 temporary use permit.* A Class 2 temporary use permit is a temporary use permit for the following:

(A) Managed temporary camping:

(i) Located on the site of a religious assembly use within a residential zone; or

(ii) With eleven to thirty camp shelter units located within a non-residential zone; and

~~(B)(A)~~ Temporary and seasonal gravel parking and loading areas.

(c) *Procedure type.*

(1) A Class 1 temporary use permit is processed as a Type I procedure under SRC chapter 300.

(2) A Class 2 temporary use permit is processed as a Type II procedure under SRC chapter 300.

Sec. 701.025. Emergency Shelters.

Emergency shelters shall comply with the following:

(a) Temporary use permit required. Emergency shelters shall require a Class 1 temporary use permit.

(b) *Submittal requirements.* In addition to the submittal requirements for a Type I application under SRC chapter 300, an application for a Class 1 temporary use permit for an emergency shelter shall include the following:

~~(1) Written authorization from the City's Emergency Program Manager to operate an emergency shelter;~~

(1) **The proposed duration of the use;**

(2) **The number of individuals proposed to be served;**

(3)~~(2)~~ **A Building floor plan(s), drawn to scale, for each building floor proposed to be used for emergency shelter identifying: of the building, or space(s) within the building, proposed to be used for the emergency shelter identifying the floor area, the area(s) of the building that will be utilized for emergency shelter space, the location of proposed restrooms, and required exiting to meet Building Code and fire and life safety requirements;**

(A) **Floor area;**

(B) **The location and square footage of all sleeping rooms, and the use of adjacent rooms;**

(C) **Common gathering areas;**

(D) **Restrooms; and**

(E) **Required exiting to meet Building Code and fire and life safety requirements.**

(4)~~(3)~~ **Identification of the types of seating and sleeping accommodations that will be provided such as benches, folding chairs, cots, bunk beds, etc.; and**

(5) **An emergency evacuation plan for the evacuation of all visitors and staff in an emergency event. The emergency evacuation plan shall contain the following:**

(A) **A plan showing the path of egress from the proposed shelter spaces and from the building; and**

(B) **Safety and evacuation instructions to be provided to occupants each evening before sleeping that includes a prohibition on smoking and directions to exists and other escape routes; and**

(6) **A completed emergency shelter fire and life safety checklist, on a form provided by the Director.**

~~(4) The number of individuals proposed to be served.~~

(c) *Standards.* Emergency shelters shall comply with the standards set forth in this subsection.

(1) **An emergency shelter is authorized to operate under an emergency declaration or a determination from the City's Emergency Program Manager that weather or other conditions exist that create an urgent need for temporary shelter. For purposes of this subsection qualifying conditions include, but are not limited to, conditions which pose a potential risk of injury or death or result in the displacement of individuals from their homes as a result of extreme temperatures, fire, smoke, floods, geologic events, or other adverse conditions or events that threaten human health and safety.**

(2)~~(1)~~ **Period of use.**

(A) An emergency shelter may operate at the location approved under a temporary use permit for a period not to exceed 180 days within any 12-month period, subject to applicable Building Code and fire and life safety requirements ~~the duration of the emergency; provided, however, the period of use shall not exceed the maximum amount of time as allowed by the Building Official.~~

(B) The temporary use permit may be renewed, provided the applicant demonstrates that the facts upon which the temporary use permit was originally granted have not materially changed and the shelter has maintained conformance with the standards set forth in this section. A maximum of one renewal is allowed.

(3)~~(2)~~ Location.

(A) An emergency shelter shall only be located:

- (i) In a zone where the use is allowed;
- (ii) On property owned by a public, non-profit, religious, or commercial entity; and
- (iii) Within an existing building, or space within an existing building, that is approved for conformance with applicable fire, life safety, and Building Code requirements ~~by the Building Official.~~

(B) Notwithstanding subsection (c)~~(2)~~(3)(A) of this section, an emergency shelter shall not be located on property abutting a residential zone, except when the emergency shelter is on the property of a religious assembly use.

(4)~~(3)~~ Maximum occupancy. The maximum number of individuals an emergency shelter may accommodate shall be the maximum number of people the building, or space within the building, is allowed to accommodate as determined by the Building Official.

(5)~~(4)~~ Operational standards.

(A) Operation and management. An emergency shelter must be operated by:

- (i) A local government, as defined in ORS 174.116;
- (ii) An organization with a minimum of two years' experience operating an emergency shelter or providing shelter and support services to the homeless that is:
 - (aa) A local housing authority, as defined in ORS 456.375;
 - (bb) A religious corporation, as defined in ORS 65.001; or
 - (cc) A public benefit corporation, as defined in ORS 65.001, whose charitable purpose includes the support of homeless individuals and that has been recognized as exempt from income tax under section 501(a) of the Internal Revenue Code on or before January 1, 2017; or
- (iii) A non-profit corporation partnering with any other entity described in this subsection.

(B) Staffing. An on-site manager shall be present at all times when the shelter is in operation.

(C) Required support services and facilities. An emergency shelter shall include a minimum of two restrooms.

(D) Fees for accommodations and services. The operator of an emergency shelter may not charge a fee for any of the accommodations or services provided.

(6) Fire, life safety, and Building Code review and inspection required.

(A) An emergency shelter with a proposed period of use of 90 days or less shall be reviewed by the Fire Department for conformance with applicable fire and life safety requirements.

(B) An emergency shelter with a proposed period of use of more than 90 days but not more than 180 days shall require the approval of a temporary use through the Building and Safety Division.

(C) An emergency shelter shall be inspected for conformance with applicable fire, life safety, and Building Code requirements prior to the approval of the temporary use permit.

(d) Criteria. A Class 1 temporary use permit for an emergency shelter shall be granted if the applicable standards set forth in this section are met.

Sec. 701.030. Managed temporary camping.

Managed temporary camping shall comply with the following:

(a) Temporary use permit required. Managed temporary camping shall require either a Class 1 or Class 2 temporary use permit.

(1) A Class 1 temporary use permit shall be required for a managed temporary camping area with ten or fewer camp shelter units ~~located within a non-residential zone.~~

(2) A Class 2 temporary use permit shall be required for a managed temporary camping area **with eleven to forty camp shelter units.**

~~(A) Located on the site of a religious assembly use within a residential zone; or~~

~~(B) With eleven to thirty camp shelter units located within a non-residential zone.~~

(b) Submittal requirements. In addition to the submittal requirements set forth under SRC chapter 300, an application for a Class 1 or Class 2 temporary use permit for managed temporary camping shall include the following:

(1) A site plan, of a size and form and in the number of copies meeting the standards established by the Planning Administrator, containing the following information:

(A) The total size area, dimensions, and orientation relative to north;

(B) The proposed layout of the shelter, including the location of all proposed camp shelter units and structures, the separation between camp shelter units, and the setbacks of all camp shelter units and structures to perimeter property lines;

(C) The location of the following as applicable:

(i) Space for on-site manager;

(ii) Restroom, handwashing, and shower facilities;

(iii) Food preparation and dining facilities;

- (iv) Laundry facilities, or, if laundry services will not be provided on-site, an explanation of how laundry services will be provided in the operation and management plan;
 - (v) Trash collection area(s);
 - (vi) Secured covered storage area(s) for resident’s personal belongings;
 - (vii) Common gathering area(s);
 - (viii) The area where residents can receive medical care, casework, counseling, and other support services;
 - (ix) Secured storage area for any flammable or explosive materials, such as propane tanks used in food preparation, that will be used in the operation of the shelter;
 - (x) The location, height, and material of required perimeter fencing and screening; and
 - (xi) The location of proposed off-street parking and vehicle use areas, driveway approaches, and driveways.
- (D) Written authorization from the owner of the property to use it as a managed temporary camping area.
- (E) Proof of management entity’s experiencing operating non-profit shelters.
- (F) An operation and management plan setting for the rules for shelter use and provisions for facility operation and maintenance.
- (G) For **publicly owned sites or publicly funded projects on private property** within a known archaeological resource, proof that the proposed use has received **an archaeological pre-clearance Certificate of Clearance.**
- (c) Standards. Managed temporary camping shall comply with the standards set forth in this subsection.
- (1) Period of use.
- (A) A managed temporary camping area may operate at the location approved under a temporary use permit for a period not to exceed one year.
 - (B) The temporary use permit may be renewed annually, provided the applicant demonstrates that the facts upon which the temporary use permit was originally granted have not materially changed and the shelter has maintained conformance with the standards set forth in this section. The maximum cumulative total period for all renewals shall not exceed four years.
- (2) Location.
- (A) A managed temporary camping area shall only be located:

 - (i) In a zone where the use is allowed; and
 - (ii) On property abutting an arterial or collector street or on property abutting a street and located within ~~one-quarter~~ **one-half** mile of a transit route.
 - (B) Notwithstanding subsection (c)(2)(A) of this section, a managed temporary camping area shall not be located:

 - (i) On property used for residential use;

- (ii) On property abutting a school;
 - (iii) Within a mapped flood plain or floodway, or an area with moderate or high landslide hazard risk pursuant to SRC chapter 810;
 - (iv) Within a wetland or riparian corridor; or
 - (v) On property with a known archaeological resource, except as otherwise approved under SRC chapter 230.
- (3) Maximum number and types of camp shelter units allowed.
- (A) The maximum total number of camp shelter units within a managed temporary camping area shall not exceed ~~30~~40.
 - (B) Any of the following, either individually or in combination, are allowed as camp shelter units within a managed temporary camping area provided the maximum number of allowed camp shelter units is not exceeded:
 - (i) Pre-fabricated, non-permanent, portable micro structures such as tiny homes, yurts, Conestoga huts, and similar structures;
 - (ii) Tents and similar non-permanent portable structures designed specifically for camping; and
 - (iii) Vehicles such as cars, trucks, vans, motorized or towable recreational vehicles, and similar conveyances.
 - (C) Improvised camps are not allowed.
- (4) Maximum number of residents per camp shelter unit. Except for vehicles, not more than two adults, eighteen years of age or older, shall be allowed per camp shelter unit. Within a vehicle, either a family consisting of an individual or two or more persons related by blood, marriage, domestic partnership, legal adoption, or guardianship or not more than two unrelated adults, eighteen years of age or older, shall be allowed per vehicle.
- (5) Operational standards.
- (A) Operation and management. A managed temporary camping area must be operated and managed by:
 - (i) A local government, as defined in ORS 174.116;
 - (ii) An organization with a minimum of two years' experience operating an emergency shelter or providing shelter and support services to the homeless that is:
 - (aa) A local housing authority, as defined in ORS 456.375;
 - (bb) A religious corporation, as defined in ORS 65.001; or
 - (cc) A public benefit corporation, as defined in ORS 65.001, whose charitable purpose includes the support of homeless individuals and that has been recognized as exempt from income tax under section 501(a) of the Internal Revenue Code on or before January 1, 2017; or
 - (iii) A non-profit corporation partnering with any other entity described in this subsection.
 - (B) Staffing. An on-site manager shall be present at all times when the shelter is in operation.

(C) Required support services and facilities. A managed temporary camping area shall include the following on-site support services and facilities for the health, safety, and support of residents:

(i) Support services and facilities required for all managed temporary camping areas. All managed temporary camping area shall provide at a minimum the following support services and facilities:

(aa) A minimum of two restrooms;

(bb) Handwashing facilities;

(cc) A secure covered storage area for resident's personal belongings; and

(dd) A solid waste collection and servicing area, meeting the vehicle operation area requirements of SRC 800.055(f), that includes at least one solid waste receptacle **a minimum of six cubic yards in in size** of a size that's equivalent to one 32 cubic foot solid waste receptacle for each camp shelter unit.

(ii) Additional support services and facilities required for managed temporary camping areas with more than ten camp shelter units. Managed temporary camping areas with more than ten camp shelter units shall provide the following additional support services and facilities:

(aa) A minimum of two showers **or, if showers will not be provided on-site, an explanation of how access to off-site showers will be provided;**

~~(bb) A designated covered food preparation/kitchen area;~~

~~(cc)~~(bb) A designated covered dining area;

~~(dd)~~(cc) A laundry facility or, if laundry service will not be provided on-site, an explanation of how access to off-site laundry service will be provided;

~~(ee)~~(dd) A designated common area for gathering;

~~(ff)~~(ee) A designated area where residents can meet with social workers and health care professionals to receive case management, counseling, and support services, as well as needed medical treatment or examinations; and

~~(gg)~~(ff) A secure covered storage area for supplies needed to operate the shelter.

(D) Fees for accommodations and services. The operator of a managed temporary camping area may not charge residents a fee for any of the accommodations or services required under this section.

(E) Operation and management plan. A managed temporary camping area shall include an operation and management plan that shall at a minimum identify:

(i) Rules for shelter use and a code of conduct for governing resident behavior.

(ii) Provisions for supervision, safety, and security.

(iii) The proposed operational period for the shelter.

(iv) The hours that people may stay at the site.

(v) The number of continuous days an individual may reside at the shelter.

- (vi) Provisions for shelter operation and maintenance including:
 - (aa) Garbage pickup and disposal;
 - (bb) Sewage and grey water pickup and disposal;
 - (cc) Pest control services; and
 - (dd) How the site will be kept free of trash and debris.
- (vii) The support services and facilities that will be provided to shelter residents.
- (6) Development standards. A managed temporary camping area shall conform to the following development standards:
 - (A) Perimeter setback. A minimum 15-foot perimeter setback shall be required from all property lines. No camp shelter units, off-street parking and vehicle use areas, storage areas, sanitary facilities, or any other structures or shelter use areas shall be located within the required perimeter setback area.
 - (B) Height. No structure within a managed temporary camping area shall exceed a maximum height of 15 feet. Maximum structure height does not apply to vehicles.
 - (C) Permitted structure type. All structures within a managed temporary camping area shall be portable non-permanent structures.
 - (D) Camp shelter unit standards.
 - (i) Camp shelter units shall not exceed a maximum 120 square feet in size. Maximum camp shelter unit size shall not apply to vehicles.
 - (ii) A minimum 8-foot clear open area/separation shall be maintained around each camp shelter unit to promote privacy and allow for unobstructed pedestrian access throughout the shelter and to individual camp shelter units.
 - (iii) Except for vehicles, camp shelter units may be located on either a paved or unpaved surface. Vehicles shall be located on a paved surface.
 - (iv) Camp shelter units shall only be located on areas of a site that are flat and well drained.
 - (v) All camp shelter units shall be numbered and arranged sequentially on-site in order to facilitate efficient emergency response.
 - (vi) When camp shelter units are provided in tents or similar non-permanent portable structures designed specifically for camping, they shall be located under a separate canopy or similar structure in order to provide weather protection from the sun and rain.
 - (vii) When camp shelter units are provided in vehicles, the vehicles must be operable and any vehicles possessing a septic system must be emptied and free of leaks prior to admittance to the site.
 - ~~(E) Off street parking.~~
 - ~~(i) Managed temporary camping areas with ten or fewer camp shelter units shall provide a minimum of one off street parking space per on site manager.~~

~~(ii) Managed temporary camping areas with more than ten camp shelter units shall provide a minimum of one off-street parking space per on-site manager, plus one additional space for an on-site service provider.~~

~~(F)(E) Bicycle parking. A minimum of one bicycle parking space shall be provided per camp shelter unit. Bicycle parking is exempt from the bicycle parking development standards included under SRC 806.060.~~

~~(G) Off-street loading. A minimum of one off-street loading space shall be provided for managed temporary camping areas with more than ten camp shelter units. The loading space shall be a minimum of 12 feet in width and 30 feet in length, and have a minimum vertical clearance of 14 feet.~~

~~(H)(F) Vehicle use area surfacing. All areas of the site used for vehicle access and maneuvering shall be paved with a hard surface material meeting the Public Works Design Standards.~~

~~(H)(G) Perimeter fencing/screening. A minimum 6-foot-tall sight-obscuring fence with gate shall be provided around the perimeter of the managed temporary camping area.~~

~~(H)(H) Managed temporary camping areas shall not be located in a manner which obstructs required pedestrian connections, fire lanes or emergency access areas, or required vision clearance areas; or in a manner that reduces the off-street parking for any other use on the property below the minimum required number of spaces.~~

~~(H)(I) Alterations to existing property.~~

~~(i) Existing trees and existing landscaping within required setbacks shall not be removed in order to accommodate a proposed managed temporary camping area.~~

~~(ii) If an existing off-street parking or vehicle use area is proposed to be expanded to accommodate a proposed managed temporary camping area, the expanded off-street parking or vehicle use area shall comply with the applicable standards of SRC Chapter 806.~~

~~(7) Additional applicable codes and standards. In addition to all other applicable laws and regulations, a managed temporary camping area shall be developed, maintained, and operated in compliance with the applicable provisions of the following:~~

~~(A) SRC chapter 50 (Property Maintenance);~~

~~(B) SRC chapter 56 (Building Code);~~

~~(C) SRC chapter 58 (Fire Prevention Code);~~

~~(D) SRC chapter 93 (Noise);~~

~~(E) SRC chapter 97 (Human Rights)~~

~~(d) Criteria. A Class 1 or Class 2 temporary use permit for a managed temporary camping area shall be granted if all of the applicable standards set forth in this section are met.~~