



CITY OF TILLAMOOK

Open Space Temporary Unit Siting Standards

1. Open Space Temporary Unit Siting Standards on Highway 101

Open Space Temporary Unit Siting standards on City owned property on Hwy 101 shall be for the rental of spaces for the temporary sitting of "recreational vehicles" or mobile units or any other temporary unit containing less than 500 square feet of space. Open Space Temporary Unit siting standards have been developed with the following provisions and any additional conditions set forth in the City's approval prior to occupancy.

- A. The space provided for each unit shall be 1,600 square feet exclusive of any space used for common areas, such as driveways, walkways, parking spaces for vehicles other than recreational vehicles/mobile units, and landscaped areas.
- B. Driveways shall not be less than 24 feet in width if parking is permitted on the margin of the driveway, or less than 20 feet in width if parking is not permitted on the edge of the driveway. Driveway shall be paved with asphalt, concrete or similar impervious surface and designed to permit easy access to each unit space.
- C. A space provided for each unit shall be covered with crushed gravel or paved with existing asphalt, concrete or similar material and be designed to provide runoff of surface water. The part of the space which is not occupied by the unit, not intended as an access way to the unit or part of an outdoor patio, need not be paved or covered with gravel, provided the area is landscaped or otherwise treated to prevent dust and mud.
- D. Each unit may be required to be connected to the water and sewage service depending on the length of occupancy.
- E. Each unit space may be connected with electrical service depending on the length of occupancy.
- F. Trash receptacles for the disposal of solid waste materials shall be provided in convenient locations for the use of guests, and located in such number and be of such capacity that there is no uncovered accumulation of trash at any time.
- G. Parking spaces shall be covered with crushed gravel or paved with asphalt, concrete or similar material.
- H. The leasee shall provide toilets, lavatories for each property.
- I. Each unit space shall be maintained in a neat appearance at all times. Except for vehicles, there shall be no outdoor storage of materials or equipment. Groundskeeping maintenance shall be the responsibility of the leasee.

- J. Each vendor shall provide the City with proof of liability insurance, insuring vendor and City from claims for personal injury, real and/or personal property damage from activities on the subject property.
- K. Each unit on the subject property shall be located no closer than 12 feet from another unit on the subject property. Each unit on the subject property shall be located no closer than 10 feet from the property boundary. In addition each unit on the subject property shall have a setback on at least one (1) side of 40 feet from a public street or property boundary, for adequate off-street parking and vehicle maneuvering.
- L. Each mobile unit permitted on the subject property shall meet the following standards as determined by an inspection by the building official.
 - 1) It shall have a State insignia indicating compliance with Oregon State Construction Standards in effect at the time of manufacture, and including compliance for reconstruction or equipment installation made after manufacture.
 - 2) Notwithstanding deterioration which may have occurred due to misuse, neglect, accident or other cause, the mobile unit shall meet the State standards for construction evidenced by the insignia.
- M. Each unit serving food shall:
 - 1) Install a backflow prevention device and provide the City with a copy of a signed/approved County sanitation inspection; and
 - 2) Provide a copy of the Health Department approval.
- N. Each unit on the subject property shall maintain emergency shut-off or disconnection points for all utilities and be able to be disconnected from these utilities (sewer, water and electrical services) and vacated safely and timely from the subject property in the event of flooding or other natural hazards or other emergency in order to protect life and property.