

ORDINANCE NO. 567

AN ORDINANCE AMENDING CHAPTER 17 OF THE *CAVE JUNCTION MUNICIPAL CODE* TO ALLOW THE OCCUPANCY OF A RECREATIONAL VEHICLE OR TRAVEL TRAILER DURING RESIDENTIAL CONSTRUCTION

WHEREAS, the City of Cave Junction recognizes the lack of 24 hour law enforcement services during nighttime hours and the difficulty citizens face in securing sites of ongoing construction, and

WHEREAS, the City of Cave Junction wishes to accelerate the construction and remodeling of single family and multifamily residences, and

WHEREAS, occupancy of a recreational vehicle or travel trailer by the owner of a residential lot during construction or during a remodel is a means of addressing these concerns,

NOW THEREFORE, THE CITY OF CAVE JUNCTION ORDAINS AS FOLLOWS:

The Cave Junction Municipal Code is amended as follows:

Section 17.20.020 – “Permitted buildings and uses” is amended by the addition of:

“F. Recreational vehicle or travel trailer occupancy associated with the construction of a new dwelling or remodel of an existing dwelling, subject to Section 17.20.80 (D)”

Section 17.20.080 – “Special standards for certain uses” is amended by the addition of:

“D. Recreational vehicle or travel trailer occupancy associated with the construction of a new dwelling on a vacant or redevelopment lot or the remodeling of an existing dwelling, or the construction of a multiple dwelling development, may be permitted subject to obtaining a Temporary Use Permit as provided for in Section 17.14.570, and subject to the following Conditions:

1. Only one recreational vehicle or travel trailer may be permitted and shall be occupied by the licensed general contractor, designated employee, the developer of the subdivision or the owner of the property.
2. The recreational vehicle or travel trailer shall be located within the boundaries of the parcel of land on which the associated single family residence is being constructed, or in an appointed site within the active development area upon review and approval by the City Staff.
3. A Temporary Use Permit shall only be considered following the property owner obtaining the required building permits for the construction of the new dwelling or remodel of the existing dwelling.
4. The Temporary Use Permit shall be effective for six (6) months, with provision of a six (6) month extension, provided the required building permit(s) remain valid in the designated construction area. The Temporary Use Permit shall be limited to a maximum period of one (1) year for a single site development.
5. The recreational vehicle or travel trailer shall be removed or properly stored and disconnected from water and sewer systems no more than 30 days after completion of construction, expiration of the Temporary Use Permit, or expiration of the associated building permit(s), whichever occurs first.

6. Connection to water and/or sewer systems shall constitute prima facie evidence of occupancy of the recreational vehicle or travel trailer.
7. Occupancy of a recreational vehicle or travel trailer not permitted under this or any other section of the Cave Junction Municipal Code shall constitute a municipal offense and be subject to a fine. The fine shall be set by resolution of the council.
8. Recreational vehicle or travel trailer occupancy associated with the construction of an accessory structure shall not be allowed.
9. The fee for the Temporary Use Permit allowing the occupancy of a recreational vehicle or travel trailer during construction or remodel of a single family or multi family residence shall be set by resolution of the City Council.”

Section 17.14.570 – “Temporary use permits” is amended by the addition of:

“E. Temporary Use of Recreational Vehicle or Travel Trailer During Single Family or Multi Family Residential Construction or Residential Remodel.

Using a Type II procedure, as governed by Section 17.14.050, the city may approve, approve with conditions, or deny an application for a temporary recreational vehicle or travel trailer for residential use on any real single family or multifamily residential property within the city as a temporary dwelling associated with the construction or remodel of a single family or multi family residence, but for no other purpose, based on following criteria:

1. The temporary recreational vehicle or travel trailer shall be located within the boundaries of the parcel of land on which the associated single family residence is being constructed,
2. Unless otherwise determined by city staff, the temporary recreational vehicle or travel trailer shall conform to the setbacks associated with the zone in which it is located,
3. If the temporary recreational vehicle or travel trailer is to be occupied during the remodel of a single family or multi family residence, a permit shall only be granted if staff determines that one of the following conditions precludes occupancy of the single family or multi family residence during the remodel:
 - i. water service will be disconnected,
 - ii. sewer service will be disconnected,
 - iii. electric service will be disconnected, or
 - iv. the roof shall be removed.
4. Ingress and egress are safe and adequate when combined with the other uses of the property, as required by Section 17.12.070, Access,
5. There is adequate parking for the users of the temporary use as required by Section 17.32.020, Parking Requirements,
6. The use will not result in vehicular congestion on streets,
7. The use will pose no hazard to pedestrians in the area of the use,
8. The use does not create adverse off-site impacts including vehicle traffic, noise, odors, vibrations, glare or lights that affect an adjoining use in a manner which other uses allowed outright in the district do not affect the adjoining use,

9. The recreational vehicle or travel trailer complies with applicable Recreational Vehicle Industry Association (RVIA) codes,
10. The use can be adequately served by sewer or septic system and water, if applicable (the applicant shall be responsible for obtaining any related permits), and
11. The length of time that the temporary building will be used does not exceed six months. When a temporary recreational vehicle or travel trailer exceeds this time frame, the applicant shall be required to remove the recreational vehicle or travel trailer, or renew the temporary use permit;"

PASSED by the Common Council of the City of Cave Junction this 12th day of March, 2018.

SUBMITTED TO AND APPROVED by the Mayor of the City of Cave Junction this 15th day of March, 2018.

Signed: _____

DANIEL DALEGOWSKI, Mayor

Attest: _____

REBECCA PATTON, Recorder