



City of Dayton

416 Ferry Street, Dayton Oregon (503) 864-2221 www.ci.dayton.or.us

Temporary Camping Permit – Submittal Information

General Information

Camping Program: Chapter 2.21 of the Dayton Municipal Code, under certain conditions, allows for temporary occupancy of recreational vehicles (and tents) on property within the City where allowed. Temporary camping is allowed on private property within a residential zone, in a parking lot of a religious institution, place of worship or public agency and occupied property owned by any organization or business primarily for non-profit, commercial and industrial purposes, with an approved permit, as long as it meets Code requirements and does not diminish the quiet enjoyment of property rights of adjoining properties.

Temporary Camping permits are issued to property owners and there are no fees for these types of permits.

Submittal Requirements

- One (1) copy of the Temporary Camping Permit Application. Original signature for the property owner must be provided. This information may be reproduced so please print clearly using black or blue ink.
- Photograph of the proposed temporary occupancy/RV unit.
- Photograph of the proposed area on which the temporary camping unit will be placed, parked or stored
- Current/valid vehicle registration and proof of insurance for the temporary camping unit (excluding tents).
- One (1) copy of a Site Map of the proposed area where the temporary camping will occur, showing all of the following:
 - o Property Physical Address
 - o Existing structures on the proposed property and adjacent properties
 - o Where the temporary camping unit will be placed on the property
 - o Existing driveways on the proposed and adjacent properties
 - o Existing Fences and/or sight obscuring shrubbery
 - o Existing streets and/or right-of-ways adjacent to the proposed property
 - o Name and address of the Property Owner(s)
 - o Drawn on paper not smaller than 8 ½ x 11 inches.

Review Process

Temporary Camping Permits must be submitted and signed by the Property Owner, submitted applications are reviewed for completeness. Once an application has been deemed complete it will be presented to the City Manager for approval.

Temporary Camping Permits: The City Manager is authorized to approve temporary Camping Permits for up to six months unless the authorization is revoked. If the individual or family authorized to temporarily camp is pursuing housing opportunities, including low-income housing, the six month term may be renewed for up to two additional six month terms. Written authorization extending the term(s) shall be filed with and subject to the City Manager's approval.

Completion

City Manager or City Council approval is based on the criteria set forth in the Dayton Municipal Code and all decisions are final. Violations of section 2.21 of the Dayton Municipal Code are a Class C violation for each day that a violation occurs will be constitute a public nuisance and may be abated as such.

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TEMPORARY CAMPING
PERMIT APPLICATION



For City of Dayton Use

Date Received: Received By: File Number:

Site Address of Temporary Camping Location:

Property Owner Giving Permission:

Mailing Address: City: ST: Zip:

Telephone Number: Cell Number:

Email Address:

Zoning: Residential Public Commercial Religious Institution Other

1st Temporary Camping Type of Living Unit: Tent Mobile Home/RV Trailer 5th Wheel Other

Unit: Make Model Year

License Plate Number Expiration Date

Insurance Company: Policy Number:

Proposed Placement of Front yard Back yard Side yard Driveway Concrete Slab Graveled Area

the Temp Camping Unit: Explain

Occupancy: Who will be living in the temporary unit?

Number of people living in the temporary unit:

Provide the names of everyone living in the temporary unit and their relationship:

Proposed Begin Date: Proposed End Date:

The undersigned property owner hereby certifies that he or she understands and agrees to the following:

- 1) That they are the owners of the property identified in this application where the temporary camping unit will be placed;
2) That the individuals using the temporary unit have access to sanitation and kitchen facilities;
3) That there is a current and up to date insurance policy covering the temporary camping unit; (exception: Tents)
4) That all of the information herein is correct to the best of your knowledge;
5) You have read chapter 2.21 of the DMC and agree to abide by all of the rules outlined in the Code;
6) Failure to comply with the requirements of the DMC may cause denial of your application or may cause your temporary camping permit to be revoked.

Property Owner Signature: Date:

For Office Use

Table with approval options: Approved, Denied, with conditions of Approval, Approved for: 2 weeks, 6 months, City Manager's Signature, Decision Date, Approved Start Date, End Date, This approval is number:

2nd Temporary Living Unit: Type of Living Unit: Tent Mobile Home/RV Trailer 5th Wheel Other

Unit: Make _____ Model _____ Year _____

License Plate Number _____ Expiration Date _____

Insurance Company: _____ Policy Number: _____

Placement of the Temporary Living Unit: Front yard Back yard Side yard Driveway Concrete Slab Graveled Area

Explain _____

Occupancy: Who will be living in the temporary unit? _____

Number of people living in the temporary unit: _____

Provide the names of everyone living in the temporary unit: _____

Proposed Begin Date: _____ Proposed End Date: _____

Reason for proposed Temporary Occupancy Permit?

For Office Use

Conditions of Approval

- 1) Approval is for: 2 weeks 6 months
- Proof of Insurance must be provided before occupancy can begin;
- Pictures of the Temporary Camping Unit
- Pictures of the Temporary Camping Location
- _____
- _____
- _____
- _____
- _____
- _____
- _____

CHAPTER 2 – OFFENSES

2.21 **Camping Prohibited in Public Places.** *(Amended ORD 651 – Effective 12/02/20)*

2.21.1 **Definitions.** For the purpose of this chapter, the following definitions will apply:

“**Camp or camping**” means to pitch, erect, create, use, or occupy camp facilities for the purposes of habitation, as evidenced by the use of camp paraphernalia.

“**Camp facilities**” include, but are not limited to, tents, huts, temporary shelters, or vehicles.

“**Camp paraphernalia**” includes, but is not limited to, tarpaulins, cots, beds, sleeping bags, blankets, mattresses, hammocks, or non-city designated cooking facilities and similar equipment.

“**Campsite**” means any place where one or more persons have established temporary sleeping accommodations by use of camp facilities and/or camp paraphernalia.

“**City property**” means any real property or structures owned, leased or managed by the city, including public rights-of-way.

“**Designated temporary campsite**” means a campsite that is authorized by Sections 2.21.2 through 2.21.4.

“**Family**” means two or more individuals committed to long-term cohabitation.

“**Motor vehicle**”, for the purpose of this chapter, means every vehicle that is designed to be self-propelled (whether functioning or not), including tractors, fork-lift trucks, motorcycles, road building equipment, street cleaning equipment and any other vehicle capable of moving under its own power, notwithstanding that vehicle may be exempt from licensing under the motor vehicle laws of the state. The term also includes Recreational Vehicles for the purposes of this Section.

“**Parking lot**” means a developed location that is designated for parking motor vehicles, whether developed with asphalt, concrete, gravel or other material.

“**Prohibited campsite**” means any campsite not authorized under Sections 2.21.2 through 2.21.4 or the Dayton Municipal Code.

“**Public park**” has the meaning set forth in Section 2.10.1(a).

“**Recreational vehicle**” for the purposes of this Section means a vehicular-type unit that:

- A. Contains sleeping facilities;
- B. Is designed or used:
 - 1. For human occupancy; and
 - 2. As temporary living quarters for recreational, seasonal, or emergency use; and
- C. Has its own motive power or is designed to be mounted on or towed by another vehicle.

“Solid waste” means any garbage, trash, debris, yard waste, food waste, or other discarded materials.

“Solid waste disposal services” means contracted solid waste collection service for a campsite with the city’s exclusive franchisee for the collection of solid waste.

“Store or storage” means to put aside or accumulate for use when needed, to put for safekeeping, to place or leave in a location.

“Street”, for the purposes of this Section, means any highway, lane, road, street, right-of-way, alley, and every way or place in the City of Dayton that is publicly owned or maintained for public vehicular travel.

2.21.2 Temporary camping program.

- A. Upon submission to the City Manager of written authorization of the property owner of the property:
 - 1. Up to two total motor vehicles or tents, in any combination, may be used for temporary camping in any parking lot on the following types of property:
 - a. Real property developed and owned by a religious institution, place of worship, or public agency, regardless of the zoning designation of the property;
 - b. Real property developed with one or more buildings occupied and used by any organization or business primarily for nonprofit, commercial or industrial purposes;
 - 2. Up to one family may use a residentially zoned property developed with an occupied residential dwelling, with further authorization from all lessees of the property, for temporary camping by either:
 - a. Using a tent to camp in the back-yard of the residence; or
 - b. Using a single motor vehicle parked in the driveway of the dwelling.
- B. A property owner who authorizes any person to temporarily camp on a property pursuant to subsection (A) of this section must:
 - 1. Provide or make available sanitary facilities;
 - 2. Provide garbage disposal services so that there is no accumulation of solid waste on the site;
 - 3. Provide a storage area for campers to store any personal items so the items are not visible from any public street;
 - 4. Require a tent or camping shelter in a residential backyard to be not less than five feet away from any property line; and
 - 5. Not require or accept the payment of any monetary charge nor performance of any valuable service in exchange for providing the authorization to camp on the property; provided, however, that nothing in this section will prohibit the property owner from requiring campers to perform services necessary to maintain safe, sanitary, and habitable conditions at the campsite.

- C. A property owner who permits temporary camping pursuant to subsection 2.21.2(A) of this section may revoke that permission at any time and for any reason.
- D. An individual or family authorized to temporarily camp under this section may remain for an initial term of up to six months unless the authorization is revoked. If the individual or family authorized to temporarily camp is pursuing housing opportunities, including low-income housing, the six-month term may be renewed for up to two additional six month terms. Written authorization extending the term(s) shall be filed with and subject to the approval of the City Manager.
- E. Notwithstanding any other provision of this chapter, the City Manager or their designee may:
 - 1. Revoke the right of any person to authorize temporary camping on property described in subsection 2.21.2(A) of this section upon finding that any activity occurring on that property by the campers is incompatible with the uses of adjacent properties or constitutes a nuisance or other threat to the public welfare; or
 - 2. Revoke permission for a person or family to sleep overnight on city-owned property upon finding that the person or family member has violated any applicable law, ordinance, rule, guideline or agreement, or that any activity occurring on that property by a camper is incompatible with the use of the property or adjacent properties.
- F. Any person who authorization to temporarily camp on property has been revoked pursuant to subsections 2.21.2(C) and 2.21.2(D) of this section must vacate and remove all belongings from the property within four (4) hours of receiving such notice.
- G. All persons participating in the temporary camping program described in this section do so at their own risk, and nothing in this code creates or establishes any duty or liability for the city or its officers, employees or agents, with respect to any loss related to bodily injury (including death) or property damage (including destruction).

2.21.3 Prohibited Camping.

- A. Except as expressly authorized by the Dayton Municipal Code, it is unlawful at all times for any persons to establish or occupy a campsite on the following City property:
 - 1. All public parks;
 - 2. All publicly owned or maintained parking lots; and
 - 3. All public property located within an area zoned for residential use under Chapter 7 of this code.
- B. Except as expressly authorized by the Dayton Municipal Code, it shall be unlawful for any person to camp or maintain a campsite on any city property during the hours of 6:30 am to 9:30 pm.
- C. Except as expressly authorized by the Dayton Municipal Code, it shall be unlawful for any family to store more than 120 cubic feet of personal property, including camp facilities and camp paraphernalia, on any city property during the hours of 6:30 am to 9:30 pm.

- D. Notwithstanding the provisions of this chapter, the City Manager or designee may temporarily authorize camping or storage of personal property on the city property by written order that specifies the period of time and location:
 - 1. In the event of emergency circumstances;
 - 2. In conjunction with a special event permit; or
 - 3. Upon finding it to be in the public interest and consistent with Council goals and policies.
- E. The City Manager may adopt administrative rules to implement any of the provisions of this chapter.

2.21.4 Penalties and Enforcement.

- A. Violation of any provisions in Section 2.21.2 or Section 2.21.3 is a Class C violation. Each day that a violation occurs will be considered a separate offense.
- B. In addition to any other penalties that may be imposed, any campsite used for overnight sleeping in a manner not authorized by this section or other provisions of this Code shall constitute a public nuisance and may be abated as such.

TITLE 7: LAND USE AND DEVELOPMENT CODE
SECTION 7.2.3
GENERAL DEVELOPMENT STANDARDS

7.2.303.10 Residential Parking Provisions *(Added ORD 534, Effective 12/05/01)*

In addition to the parking requirements in Section 7.2.303, vehicle parking and storage within the R-1, R-2, R-3 and CR zones shall be subject to the following provisions:

- A. For the purpose of this Section, the following terms shall apply:
1. Parking - "Parking" shall refer to the temporary storage of registered vehicles that are used on a daily or weekly basis. "Registration" shall mean a currently licensed and insured vehicle that may operate on the public roads and streets of the State.
 2. Storage - "Storage" shall refer to the long-term parking of vehicles, and may include but is not limited to automobiles, trucks, motorcycles, boats, trailers, recreational vehicles and similar equipment. Storage is distinguished from "parking" in that the vehicle is used occasionally or seasonally and often for recreational purposes. The term "storage" shall apply to all non-registered vehicles and those registered vehicles that are not self-propelled. *(Revised Ord 614, 10/7/13- Effective 11/06/13)*
 1. Storage Container – "Storage Containers" shall refer to non-vehicle storage such as dumpsters and storage containers, and shall be limited to those licensed or permitted by the Oregon Department of Transportation in compliance with ORS 825.240 and under a for-hire service agreement. *(Added ORD 619 – Effective 10/02/14)*
- B. Yard Parking Restrictions. Exclusive of driveways, it shall be prohibited for any automobile, truck, motorcycle, boat, trailer, recreational vehicle or similar vehicle to be parked or stored in a front yard or yard adjacent to the street, for a period in excess of 24 hours within any 7-day period.
- C. Storage. The storage of vehicles, trucks, motorcycles, utility trailers, house or vacation trailers, boats, or other similar vehicles not located within a garage shall be subject to the following:
1. A property owner shall be permitted to locate one vehicle storage space adjacent to a driveway. This storage space shall be paved with concrete, asphalt, gravel, or surfaced with similar improvements such as brick or concrete paving stones or gravel surface. Dirt, bark dust, or similar material shall not be used as a surfacing material. This additional space shall be limited to registered vehicles. *(Amended ORD 619 – Effective 10/02/14)*
 2. All remaining vehicle storage space(s) shall be located in the rear or side yards and screened by a six-foot, sight-obscuring fence, wall or hedge. The enclosure shall comply with the provisions regarding the location for fences and maintaining a clear vision area. The number of vehicles stored in this manner shall be consistent with provisions in the Dayton Municipal Code. *(Revised Ordinance 614, 10/7/13- Effective 11/06/13)*

3. For Properties located within a floodplain, all recreational vehicles shall be fully licensed and ready for highway use, on its wheels or jacking system, have no permanently attached additions, and comply with all other applicable City regulations. *(Updated by ORD 594, adopted 2/1/10 & enacted 3/2/10)*
2. Extended Parking Prohibited. It is unlawful to locate any mobile home, recreational vehicle, residential trailer, boat trailer, or storage container upon a public right of way for a period of more than seventy two (72) hours and only for the purpose of loading, unloading or otherwise preparing the mobile home, recreational vehicle, residential trailer, or trailer for use, unless otherwise approved in writing by the City Manager. *(Added ORD 619 – Effective 10/02/14)*
3. Violation – Penalty. Any person, firm or corporation or other entity who violates any provision of this section shall be punished by a fine according to the City of Dayton fee schedule. Each day that the violation continues shall constitute a separate offense. *(Added ORD 619 – Effective 10/02/14)*

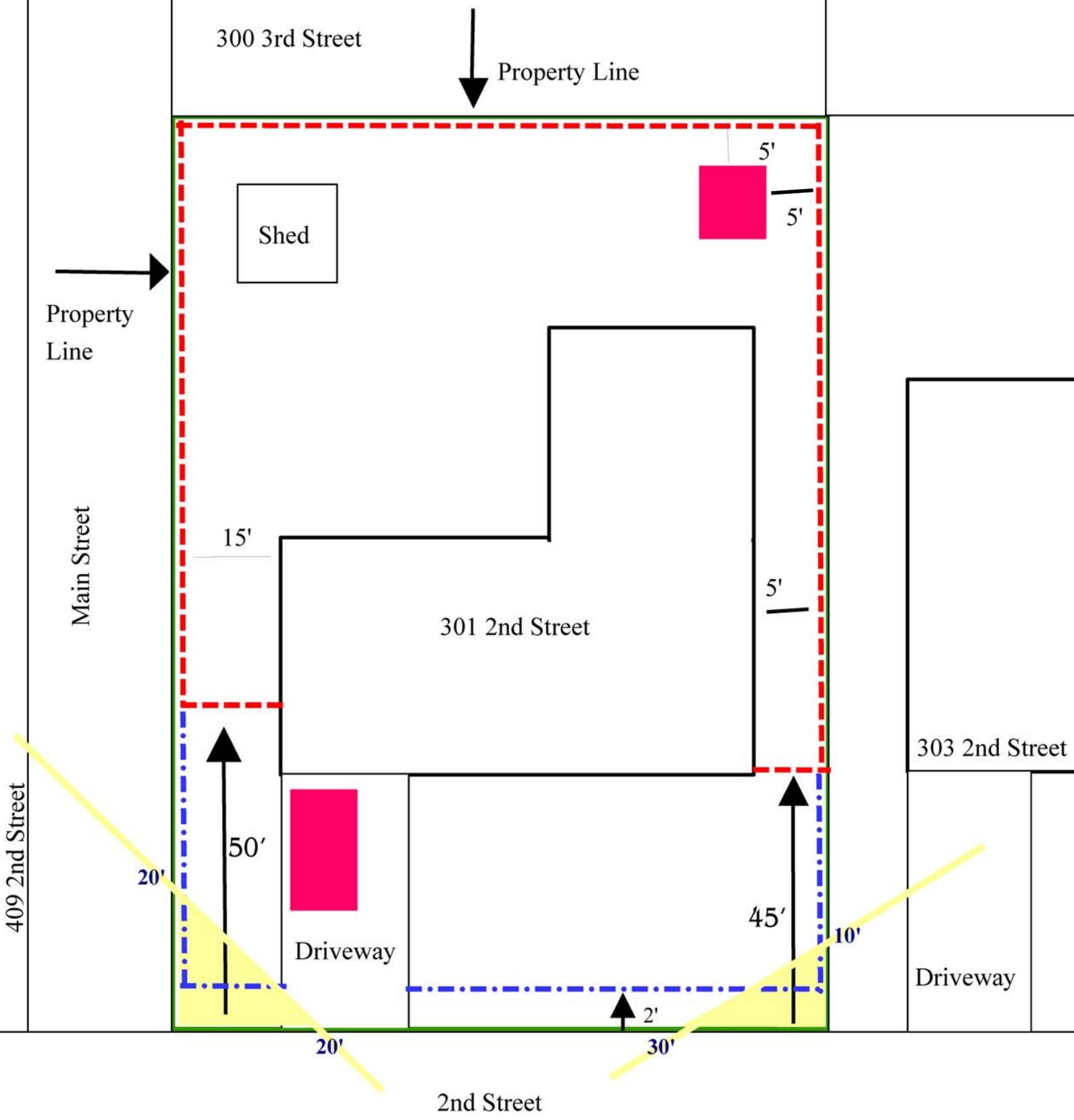
TITLE 7: LAND USE AND DEVELOPMENT CODE
SECTION 7.2.3 - GENERAL DEVELOPMENT STANDARDS

7.2.308 YARD AND LOT STANDARDS

7.2.308.08 Clear Vision Area

A clear vision area shall be maintained where streets and private points of access intersect. The clear vision area shall conform with the following:

- A. Measurement. A clear vision area at an intersection shall be the triangular area established according to the following procedure:
 - 1. A line extending a certain number of feet from the intersection along a public street right-of-way;
 - 2. A line extending a certain number of feet from the intersection along the intersecting access;
 - 3. A third line that creates the triangular clear vision area by connecting the ends of the lines described in 1, and 2, above.
- B. Street-Driveway. The clear vision area for a street-driveway intersection shall be 10 feet along the driveway from its intersection with the street right-of-way and 30 feet along the street right-of-way at the point of intersection with the driveway.
- C. Street-Alley. The clear vision area for street-alley intersections shall be 10 feet along the alley from its intersection with the street right-of-way and 30 feet along the street right-of-way at the point of intersection with the alley.
- D. Street-Private Access Driveway. The clear vision area for street-access easement intersections shall be 10 feet along the access easement from its intersection with the street right-of-way and 30 feet along the street right-of-way at the point of intersection with the access easement.
- E. Corner Lots. The clear vision area for corner lots shall be 20 feet along the right-of-way of each intersecting street.
- F. Prohibited Development. A clear vision area shall contain no planting, fence, wall, structure, or temporary or permanent obstruction exceeding 36 inches in height, measured from the top of the curb or, where no curb exist, from the established street centerline grade, except that the following may be allowed in the clear vision area:
 - 1. Trees, provided all branches and foliage are removed to a height of eight feet above grade;
 - 2. Telephone, power, and cable television poles; and
 - 3. Telephone switch boxes provided they are less than ten inches wide at the widest dimension.
- G. *(Removed Ordinance 614, 10/7/13- Effective 11/06/13)*



Proposed placement for the Temporary Occupancy



Clear Vision Area

- Rock Retaining Wall - height 36 inches
- 6 foot Cedar - Good Neighbor Fence
- Property Line
- Clear Vision Line