

**CITY OF STEVENSON
ORDINANCE NO. 2018-1125**

**AN ORDINANCE OF THE CITY OF STEVENSON, WASHINGTON RELATING TO PORTABLE TOILETS
IN THE C1 ZONE, PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE**

WHEREAS, the City of Stevenson currently has a moratorium on new commercial sewer connections that discharge more than domestic strength waste; and

WHEREAS, the City finds the need to regulate zoning standards for the use of portable toilets in the city's downtown core to prevent the installation of portable toilets as a long-term solution to a temporary problem.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF STEVENSON, STATE OF WASHINGTON DO ORDAIN AS FOLLOWS:

Section 1. Items ~~stricken through~~ are removed and items in **bold** are added.

Section 2. Stevenson Municipal Code 17.25.110 is amended as follows:

17.25.110 - Trade districts maintenance and performance standards.

A. CR Maintenance and Performance Standards.

1. Outdoor storage shall be maintained in a safe and orderly manner.

B. C1 Maintenance and Performance Standards.

1. Exterior storage is not allowed, except for storage and display of plant materials, building materials or rental equipment on a temporary or seasonal basis.

2. Exterior display of goods available in the adjacent building is acceptable; provided that such goods are only displayed during business hours.

3. Sidewalk food service and other vending activities may be allowed, subject to meeting state and local health requirements, and subject to the zoning administrator finding that all of the following are, or will be, met:

a. The sidewalk is of adequate width to ensure safe and convenient pedestrian movement when the vending activity is in place;

b. The vending operation will be managed or controlled by the owner or lessee of the adjoining property;

c. The owner or lessee of the adjoining property agrees to be responsible for litter removal and maintenance of a safe and convenient pedestrian environment; and

d. All evidence of the activity will be removed at the end of each business day.

4. Portable toilets shall only be used on a temporary basis, such as special events or in conjunction with a building permit for repairs or new construction.

C. M1 Maintenance and Performance Standards.

1. The following air and water pollution standards must be met:

a. Discharge of smoke, particulate matter and other pollutants into the air shall conform to standards of the Southwest Washington Clean Air Agency;

b. The emission of offensive odors in such quantities as to be readily detectible at any point beyond the property line is prohibited;

- c. No open burning shall be permitted;
 - d. The discharge of any effluent, including normal storm runoff, into the Columbia River or other water body is prohibited unless prior permission has been received from the Washington State Department of Ecology or other permitting authority.
2. The following noise standards must be met:
- a. The building occupant must conform to the current version of the 1972 Federal Health and Safety Act. Noise-making devices which are maintained and utilized solely to serve as warning devices and noise created by highway vehicles or trains are exempted.
3. Other noxious effect restrictions apply as follows:
- a. No discernable vibration, other than that caused by highway vehicles or trains, shall be permitted at the property line of the use concerned.
 - b. All materials, including wastes, shall be stored and all grounds shall be maintained in a manner which will not attract or aid the propagation of insects or rodents, or create a hazard.
 - c. No noxious or offensive trade, business or activity shall be conducted nor shall anything be done therein which may be or become a nuisance.

Section 3. Effective Date. This Ordinance shall take effect and be in force five days after publication according to law.

Passed by the City Council of the City of Stevenson this 21st day of June, 2018.

Scott Anderson, Mayor of the City of Stevenson

ATTEST:

APPROVED AS TO FORM:

Leana Johnson, City Clerk

Kenneth B Woodrich, PC City Attorney