

**430-75 Manufactured Dwelling (General Standards)**

430-75.1 Minimum Standards for All Manufactured Dwellings

The following standards are not applicable to manufactured homes that are subject to Section 430-76.

- A. Require set up and installation permits obtained from Washington County;
- B. Shall be sited in compliance with applicable Oregon Manufactured Dwelling Standards;
- C. Shall comply with other applicable State requirements;
- D. Shall be placed on a foundation or footings which meet Code as determined from plans and specifications submitted to obtain a building and siting permit;
- E. Manufactured skirting, treated resistant wood or other approved material shall be placed around the perimeter of the manufactured dwelling unless there is a perimeter foundation; and
- F. Extensions of and attachments to manufactured homes not part of the original factory manufactured dwelling require a building permit.

430-75.2 Manufactured Dwelling Sites (General Standards)

- A. All buildings on a manufactured dwelling site, except accessory structures, shall comply with the dimensional requirements of the primary district except in manufactured dwelling subdivisions approved before December 27, 1983 or in manufactured dwelling parks;
- B. Accessory structures shall be located a minimum of six (6) feet from the manufactured dwelling and other accessory buildings, except in manufactured dwelling parks. Accessory structures in manufactured dwelling parks shall comply with Section 430-77.4; and
- C. Access and parking shall be provided in conformance with the applicable requirements of this Code.

**430-76 Manufactured Home, in the R-5, R-6, R-9, R-15, R-24, R-25+, FD-20, and FD-10 Districts**

A manufactured home, as defined by Section 106-131.3, may be placed on a lawfully created lot or parcel, that is not within a manufactured dwelling subdivision, in the R-5, R-6, R-9, R-15, R-24, R-25+, FD-20, and FD-10 Districts subject to compliance with the following standards. Manufactured homes subject to the requirements of this Section are not subject to the standards of Section 430-75. Section 430-76 is not applicable to manufactured homes in a manufactured dwelling subdivision.

- 430-76.1 The manufactured home shall be multi-sectional and enclose a space of not less than 1,000 square feet. A manufactured home shall not be considered multi-sectional by virtue of having a tip-out section;

- 430-76.2 The manufactured home shall be placed on an excavated and back-filled foundation and enclosed at the perimeter such that the manufactured home is located not more than twelve (12) inches above grade, or shall have a masonry or concrete enclosure backfilled up to twelve (12) inches above grade for at least fifty (50) percent of the exposed enclosure;
- 430-76.3 The manufactured home shall have a pitched roof, with no less than a nominal three (3) feet in height for each twelve (12) feet in width;
- 430-76.4 The manufactured home shall be certified by the manufacturer to have an exterior thermal envelope meeting performance standards which reduce heat loss levels equivalent to the performance standards required of single-family dwellings constructed under the state building code as defined in ORS 455-010;
- 430-76.5 The manufactured home shall have a detached or attached garage constructed of like materials. An attached garage shall have a hip or gable roof. The applicant may construct a carport rather than a garage when the applicant demonstrates, through a Type I procedure, that less than fifty (50) percent of the dwellings on lots or parcels within four hundred (400) feet from the perimeter of the site have garages. A building permit for the garage or carport shall be obtained with the building permit for the manufactured home. The garage or carport shall be completed within forty five (45) days of occupancy of the manufactured home;
- 430-76.6 The manufactured home shall meet the dimensional requirements of the primary district, including the standards of Section 418 (Setbacks);
- 430-76.7 The manufactured home, garage or carport shall not have metal siding or roofing, except when the following materials are used:
- A. Aluminum horizontal lap siding;
  - B. Metal roofing materials that have the appearance of shingles, shakes or tiles; or
  - C. A standing seam metal roof.
- 430-76.8 The manufactured home shall not be located within or adjacent to a structure which is subject to Section 373 (Historic and Cultural Resource Overlay District).
- 430-76.9 The manufactured home shall utilize at least five (5) of the following design features:
- A. The front of the dwelling shall be parallel (within 30 degrees) to the front lot line (See Figure 1);
  - B. A roof with a pitch that is 4/12 or greater;
  - C. A hip roof;
  - D. A tile or shake roof;
  - E. An attached garage with a gable or hip roof, or with a second story above the garage;

- F. One or more dormers that are parallel (within 30 degrees) to the front lot line (see Figure 2);
  - G. Three or more gables (see Figure 3);
  - H. Building face or roof offsets (minimum twelve [12] inch offset) that are parallel (within 30 degrees) to the front lot line (see Figure 4);
  - I. Two (2) or more windows, each a minimum of 5.70 square feet in area, that are parallel (within 30 degrees) to the front lot line;
  - J. Bay or bowed windows that are parallel (within 30 degrees) to the front lot line;
  - K. Window shutters on front, side and rear windows;
  - L. Minimum ten (10) inch eaves (all house eaves);
  - M. One or more of the following types of exterior siding:
    - (1) Horizontal lap siding, including simulated horizontal lap siding;
    - (2) Vertical cedar siding;
    - (3) Beveled siding; or
    - (4) Stucco;
  - N. Use of brick or stucco on the building facade that is parallel (within 30 degrees) to the front lot line;
  - O. A recessed front entry (minimum twenty-four [24] inches) which is parallel (within 30 degrees) to the front lot line;
  - P. A covered porch entry (minimum five [5] foot depth) for the front entrance. When the front entrance is not parallel to the front lot line, the porch shall be visible from the street (see Figure 5);
  - Q. Solid wood trim for exterior siding; or
  - R. A masonry or poured-in-place concrete perimeter enclosure backfilled up to twelve (12) inches above grade for at least fifty (50) percent of the exposed enclosure.
- 430-76.10 The site plan for the building permit for the manufactured home shall show all door openings; appurtenances, including carports, garages, porches, steps and landings; and accessory buildings.

**430-77 Manufactured Dwelling Park**

A Manufactured Dwelling Park is a parcel of land under single ownership on which two (2) or more manufactured dwellings are occupied as residences. The manufactured dwelling sites usually are rented. Manufactured Dwelling Parks shall:

- 430-77.1 Meet all the general manufactured dwelling requirements of Section 430-75;
- 430-77.2 Be a minimum of three (3) acres;
- 430-77.3 Shall maintain the density requirement of the underlying district and in no case shall exceed ten (10) units per acre. If the underlying district would otherwise allow more than ten (10) units per acre, any loss of density that occurs as a result of approving a manufactured dwelling park may be transferred. The following relate to transfer of said density:
- A. Any loss of said density may be transferred to the remainder of the lot or parcel over the required three (3) acres if the park does not occupy an entire site; or
  - B. Any loss of said density may be transferred to any contiguous parcels in the same or higher density district; and
  - C. If a density transfer occurs, the maximum density for the area approved for the park shall be ten (10) units per acre;
- 430-77.4 Setbacks and fire separations within manufactured dwelling parks shall be provided in conformance with the Oregon Manufactured Dwelling Standards.
- 430-77.5 Have minimum exterior perimeter setbacks of fifteen (15) feet with planting and screening as required for a Type II buffer (Section 411-6.2);
- 430-77.6 The site plan for the building permit for the manufactured home shall show all door openings; appurtenances, including carports, garages, porches, steps and landings; and accessory buildings;
- 430-77.7 Provide a paved driveway, at least ten (10) feet in width, for each space;
- 430-77.8 Provide a minimum of one (1) paved off street parking place;
- 430-77.9 Provide a minimum of two-hundred-forty (240) cubic feet of detached storage space for each manufactured dwelling space;
- 430-77.10 Allow double carports or garages to serve two adjacent manufactured dwellings in conformance with the Oregon Manufactured Dwelling Standards;
- 430-77.11 Allow only manufactured dwellings for residences and accessory uses, including home occupations. Recreational vehicles may be placed within a manufactured dwelling park if the following standards are met:
- A. The recreational vehicle must be occupied as a residential dwelling, and
  - B. The recreational vehicle must be lawfully connected to:
    - (1) a water supply system;
    - (2) an electrical supply system; and
    - (3) a sewage disposal system.

Special conditions may be imposed on the placement of recreational vehicles provided such conditions do not impose a limit on the length of occupancy solely on the grounds that the occupancy is in a recreational vehicle.

- 430-77.12 Provide an on-site circulation network including streets and pedestrian facilities in conformance with Section 408 (Neighborhood Circulation) and 409 (Private Streets);
- 430-77.13 Obtain a Manufactured Dwelling Permit from Washington County;
- 430-77.14 Meet the standards of this Section prior to occupancy;
- 430-77.15 Expansions of existing parks shall meet the standards of this Section;
- 430-77.16 Access to a manufactured dwelling park may be provided through an urban commercial or urban industrial district if no other access is available; and
- 430-77.17 Comply with applicable State requirements, such as requirements for streets, utilities and open space/ recreational areas.

**430-79 Manufactured Dwelling Subdivision**

A subdivision designed and approved for the sale of lots for residential occupancy in manufactured dwellings. In addition to the requirements of Article IV, Land Divisions, Manufactured Dwelling Subdivisions shall:

- 430-79.1 Be a minimum of five (5) acres;
- 430-79.2 Meet all the general manufactured dwelling requirements of Section 430-75;
- 430-79.3 Meet the lot size and setback requirements of the primary district or as approved through the subdivision's land use decision;
- 430-79.4 Provide setbacks and yards as indicated in the table below:

<b>Yard (Setback) Requirements Within Manufactured Dwelling Subdivisions</b>		
	<b>Subdivisions Approved Before December 27, 1983</b>	<b>Subdivisions Approved On or After December 27, 1983</b>
Front yard <sup>1</sup>	Ten (10) feet	Meet the setback requirements of the primary district and Section 418 (Setbacks)
Rear yard	Ten (10) feet <sup>2</sup>	
Street Side Yard	Ten (10) feet	
Side Yard	Five (5) feet <sup>3</sup>	

- 430-79.5 Require that each manufactured dwelling site shall have a carport or garage (detached or attached). When sided, siding shall be the same as or similar to the manufactured dwelling and shall extend to the ground or foundation;
- 430-79.6 Require that each manufactured dwelling have, when an enclosed carport does not incorporate enclosed storage, an accessory storage shed no less than three-hundred twenty (320) cubic feet. An enclosed garage fulfills this requirement;
- 430-79.7 Have a minimum of one (1) off-street parking space per manufactured dwelling in accord with Section 413;
- 430-79.8 Have a paved driveway, at least ten (10) feet in width, for each dwelling;
- 430-79.9 Have at least ten (10) feet between manufactured dwellings;
- 430-79.10 Have a minimum fifteen (15) foot perimeter setback for all manufactured dwellings with a Type II buffer (Section 411-6.2) when adjacent to an R-5 or R-6 District;
- 430-79.11 Not park or store tractor trailers, semi-trucks or heavy equipment used in conducting a business activity. This does not include farm equipment used in conjunction with farm use; and
- 430-79.12 Not allow the outdoor parking or storage of any five (5) or more vehicles on a single lot for more than forty-eight (48) hours.
- 430-79.13 The site plan for the building permit for the manufactured home shall show all door openings; appurtenances, including carports, garages, porches, steps and landings; and accessory buildings.

<sup>1</sup> The front or street side yard setback shall be measured from the back of the street curb, back of paved street or sidewalk, whichever is closest.

<sup>2</sup> When the rear yard abuts a designated open space or public non-buildable tract in the subdivision, the minimum setback may be reduced to five (5) feet when the requirements of the Oregon Manufactured Dwelling Standards and the Oregon Residential Specialty Code are met, as determined by the Building Official. For the purposes of this Section, designated open space and public non-buildable tracts may include flood plains, powerline easements or drainage courses.

<sup>3</sup> The side yard setback may be less than five (5) feet when the requirements of the Oregon Manufactured Dwelling Standards and the Residential Specialty Code are met, as determined by the Building Official.

**430-81 Neighborhood Commercial (In Conjunction with Housing for the Elderly)**

This neighborhood commercial may include a small grocery, postal substation, beauty shop and barbershop and may be allowed in conjunction with a project for housing for the elderly when:

- 430-81.1 The floor area of the commercial use is limited to five-thousand (5,000) square feet;
- 430-81.2 The housing project has been approved for no less than one-hundred (100) dwelling units;
- 430-81.3 The project is at least one-quarter ( $\frac{1}{4}$ ) mile from an existing planned Neighborhood Commercial or Community Business District area or use;
- 430-81.4 The commercial use is internal to the project and may be reached only by a local street or pedestrian access;
- 430-81.5 Signing shall be limited to one (1) identification sign of six (6) square feet; and
- 430-81.6 The building permits for a neighborhood commercial use shall not be issued until fifty (50) percent of the dwelling units in the project have been constructed.

**430-83 Neighborhood Commercial (In the R-25+ Residential District)**

These neighborhood commercial uses provide for the shopping and service needs of an immediate urban area. Neighborhood commercial uses in the R-25+ District shall be allowed only in conjunction with residential development and shall:

- 430-83.1 Utilize no more than twenty (20) percent of the floor area of any residential structure, and in no case more than two-thousand (2,000) square feet;
- 430-83.2 Require that sixty (60) percent of the residential structure(s) is (are) occupied prior to issuance of the occupancy permit for the commercial use when separate from the residential structure;
- 430-83.3 If both Neighborhood Commercial (Section 430-83) and Professional Office (Section 430-101) are proposed, the two together shall not exceed twenty (20) percent of the floor area of the residential development;
- 430-83.4 Be at least three-fourths ( $\frac{3}{4}$ ) of a mile from any existing neighborhood, community or regional commercial center; and
- 430-83.5 Be limited to the sign regulations applicable to the R-25+ District.

**430-85 Nonfarm Detached Dwelling Unit**

A Nonfarm Dwelling in the EFU or AF-20 District is a dwelling not provided in conjunction with farm use. For tracts that are predominately high-value farmland, address Sections 430-85.1, 85.4 and 85.5. For tracts that are not predominately high-value farmland, address Sections 430-85.2 or 85.3 and 85.4 and 85.5.

- 430-85.1 On land identified as high-value farmland, a nonfarm dwelling may be established on a lot or parcel upon written findings showing all of the following:
- A. The dwelling or activities associated with the dwelling will not force a significant change in or significantly increase the cost of accepted farming or forest practices on nearby lands devoted to farm or forest use;
  - B. The dwelling will be sited on a lot or parcel that is predominantly composed of Class IV through VIII soils that would not, when irrigated, be classified as prime, unique, Class I or II soils;
  - C. The dwelling will be sited on a lot or parcel created before January 1, 1993;
  - D. The dwelling will not materially alter the stability of the overall land use pattern of the area.

In determining whether a proposed nonfarm dwelling will alter the stability of the land use pattern in the area, the applicant shall provide findings addressing the cumulative impact of possible nonfarm dwellings and parcels on other lots or parcels in the area similarly situated. To address this standard, the applicant shall:

- (1) Identify a study area for the cumulative impacts analysis. The study area shall include at least 2,000 acres, or a smaller area not less than 1,000 acres if the smaller area is a distinct agricultural area based on topography, soil types, land use pattern, or the type of farm or ranch operations or practices that distinguish it from other, adjacent agricultural areas. Findings shall describe the study area, its boundaries, the location of the subject parcel within this area, why the selected area is representative of the land use pattern surrounding the subject parcel and is adequate to conduct the analysis required by this standard. Lands zoned for rural residential or other urban or nonresource uses shall not be included in the study area;
- (2) Identify within the study area the broad types of farm uses (irrigated or nonirrigated crops, pasture or grazing lands), the number, location and type of existing dwellings (farm, nonfarm, hardship, etc.), and the dwelling development trends since 1993. Determine the potential number of nonfarm dwellings that could be approved under Section 430-85, including identification of predominant soil classifications, the parcels created prior to January 1, 1993 and the parcels larger than the minimum lot size that may be divided to create new parcels for nonfarm dwellings under Section 424. The findings shall describe the existing land use pattern of the study area including the distribution and arrangement of existing uses and the land use pattern that could result from approval of the possible nonfarm dwellings;
- (3) Determine whether approval of the proposed nonfarm dwellings together with existing nonfarm dwellings will materially alter the stability of the land use pattern in the area. The stability of the land use pattern will be materially altered if the cumulative effect of the existing and potential nonfarm dwellings will make it more difficult for the existing types of farms in the area to continue operation due to diminished opportunities to expand, purchase or lease farmland, acquire water rights or diminish the number of

tracts or acreage in farm use in a manner that will destabilize the overall character of the study area.

- E. The dwelling is situated upon generally unsuitable land for the production of farm crops and livestock, considering the terrain, adverse soil or land conditions, drainage and flooding, location and size of the tract. A lot or parcel shall not be considered unsuitable solely because of its size or location if it can reasonably be put to farm use in conjunction with other land;
- F. Complies with such other conditions as the Review Authority considers necessary.

430-85.2 On land not identified as high-value farmland, a nonfarm dwelling may be established on a lot or parcel with soils predominantly in capability Classes IV through VIII as determined by the Agricultural Capability Classification System in use by the United States Department of Agriculture Soil Conservation Service on October 15, 1983, upon written findings showing all of the following:

- A. The dwelling or activities associated with the dwelling will not force a significant change in or significantly increase the cost of accepted farming practices on nearby lands devoted to farm use;
- B. The dwelling is situated upon generally unsuitable land for the production of farm crops and livestock, considering the terrain, adverse soil or land conditions, drainage and flooding, location and size of the tract. A lot or parcel shall not be considered unsuitable solely because of its size or location if it can reasonably be put to farm use in conjunction with other land; and
- C. Complies with such other conditions as the Review Authority considers necessary.

430-85.3 A Nonfarm Dwelling in the EFU or AF-20 District on a lot or parcel, lawfully created between January 1, 1948, and July 1, 1983 upon written findings showing the following:

- A. Only one lot or parcel exists if a lot or parcel described in this Section is contiguous to one or more lots or parcels described in this Section; and on July 1, 1983, greater than possessory interests are held in those contiguous lots, parcels or lots and parcels by the same person, spouses or a single partnership or business entity, separately or in tenancy in common;
- B. The lot is not larger than three (3) acres;
- C. The dwelling or activities associated with the dwelling will not force a significant change in or significantly increase the cost of accepted farming practices on nearby lands devoted to farm use.
- D. The dwelling complies with other conditions as the Review Authority considers necessary.
- E. Upon receipt of an application for a permit for a dwelling under Section 430-85.2, the Review Authority shall notify:

- (1) Owners of land that is within 250 feet of the lot or parcel on which the dwelling will be established; and
  - (2) Persons who have requested notice of such applications and who have paid a reasonable fee imposed by the county to cover the cost of such notice.
- F. The notice required in Subsection 430-85.2 E. of this section shall specify that persons have 15 days following the date of postmark of the notice to file a written objection on the grounds only that the dwelling or activities associated with it would force a significant change in or significantly increase the cost of accepted farming practices on nearby lands devoted to farm use. If no objection is received, the Review Authority shall approve or disapprove the application. If an objection is received, the Review Authority shall set the matter for hearing pursuant to Section 205. The Review Authority may charge the reasonable costs of the notice required by Section 430-85.2 E. to the applicant for the permit requested under Section 430-85.2.
- G. For purposes of this Section, contiguous means lots, parcels or lots and parcels that have a common boundary, including but not limited to lots, parcels or lots and parcels separated only by a public road.

430-85.4 All applicants for nonfarm dwellings shall:

- A. Sign and record, in agreement form, in the Deed and Mortgage Records of the County, a waiver of the right to remonstrate against commonly accepted farm or forest practices which may occur on adjacent lands;
- B. Provide evidence that the lot or parcel upon which the dwelling is proposed has been disqualified for valuation at true cash value for farm use under ORS 308.370 or other special assessment under ORS 308.765, 321.352, 321.730 or 321.815, and has paid the additional tax or penalty, if any, imposed by the County Assessor under ORS 308.399 or 321.960, whichever is applicable.
- C. Record in the Deed and Mortgage Records of the County the following restrictive covenant:

“This parcel is not eligible for a dwelling until the parcel has been disqualified for special tax assessment and the appropriate penalty paid as required by law. This restrictive covenant shall run with the land and may be removed or modified only upon approval of Washington County.”

430-85.5 The following special procedure shall apply to all dwellings subject to Section 430-85.

- A. The Director shall not issue a building permit for a lot or parcel which has received approval for a nonfarm dwelling under Section 430-85 for the establishment of a dwelling on a lot or parcel in an exclusive farm use zone that is, or has been, receiving special assessment without evidence that:
  - (1) The lot or parcel upon which the dwelling is proposed has been disqualified for valuation at true cash value for farm use under ORS 308.370 or other special assessment under ORS 308.765, 321.352, 321.730 or 321.815; and

- (2) The additional tax or penalty, if any, imposed by the County Assessor under ORS 308.399 or 321.960, whichever is applicable, has been paid.
- B. The owner of a lot or parcel which has received approval for a nonfarm dwelling under Section 430-85 shall, prior to issuance of a building permit:
  - (1) Notify the County Assessor that the lot or parcel is no longer being used as farmland; and
  - (2) Request that the County Assessor disqualify the lot or parcel for special assessment under ORS 308.370, 308.876, 321.352, 321.730 or 321.815.
- C. A parcel that has been disqualified pursuant to Section 430-85.4.B. shall not requalify for special assessment unless, when combined with another contiguous parcel, it constitutes a qualifying parcel.
- D. When the owner of a lot or parcel upon which the establishment of a dwelling has been approved for a nonfarm dwelling notifies the County Assessor that the lot or parcel is no longer being used as farmland and requests disqualification of the lot or parcel for valuation at true cash value for farm use, the County Assessor shall:
  - (1) Disqualify the lot or parcel for valuation at true cash value for farm use under ORS 308.370 by removing the special assessment for farm use as provided by ORS 308.397(1);
  - (2) Provide the owner of the lot or parcel with written notice of the disqualification for valuation at true cash value for farm use under ORS 308.370; and
  - (3) Impose the additional tax or penalty, if any, provided by ORS 308.399 or 321.960, whichever is applicable.

**430-88 Outdoor Performing Arts Center**

An Outdoor Performing Arts Center is a land use consisting of an amphitheater with either fixed, permanent or temporary seating or a combination thereof used on a seasonal basis for musical performance theater or similar productions.

430-88.1 Outdoor Performing Arts Centers shall:

- A. Be within ¼ mile of a freeway interchange;
- B. Provide own security and traffic control;
- C. Be limited to five thousand (5,000) permanent seats. Additional, non-permanent seating may be provided;
- D. Provide appropriate public facilities without extending urban services outside the UGB. Where services are available adjacent to the site, uses may connect to existing facilities; and
- E. There shall be a minimum lot size of forty (40) acres.

430-88.2 The applicant shall provide written findings that:

The amphitheater or activities associated with it, will not force a significant change in or significantly increase the cost of accepted farming or forestry practices on nearby lands devoted to farm or forest use.

430-88.3 The applicant shall be required to submit findings for exception to LCDC Goals pursuant to LCDC Goal 2, OAR 660-04-020. Any exception request shall be processed as a quasi-judicial plan amendment. The development review application may be heard and processed in conjunction with the plan amendment.

**430-89 Park and Ride Facility**

Privately or publicly owned and operated parking facilities, including parking structures, furnished to support public transit by providing an area for vehicular parking at a convenient distance from transit stations or bus lines. Park and Ride Facilities are built in order to reduce congestion, and to make use of public transit more viable. Applications for park and ride facilities in conjunction with the Transit Corridor or a Timed Transfer Station shall:

430-89.1 The applicant shall submit written material based upon a study of the area served and the transit services provided which:

- A. Justifies the lot area, number of parking stalls and any other facilities being proposed; and
- B. The method of access to the transit vehicle.

430-89.2 The applicant shall submit a site plan which includes at a minimum:

- A. Adequate auto parking areas;
- B. Passenger waiting areas;
- C. Separate drop off area;
- D. Bicycle parking facilities; and
- E. Access to transit vehicle.

430-89.3 Park and ride lots shall meet the standards of Section 413 (Parking and Loading) of the Community Development Code.

430-89.4 Where an existing parking lot is designated for joint use as a park and ride lot, the lot shall be exempt from the standards of Section 430-89.1 through 430-89.3.

**430-91** Parking (Not in Conjunction with an Allowed Use) in the Neighborhood Commercial (NC), Community Business (CBD), and General Commercial (GC) Districts.

A parking area is an off-street area containing one or more parking spaces, with passageways and driveways appurtenant thereto. In an NC, CBD, or GC District, a

lot or parcel may be used for the parking or storage of cars in conjunction with a permitted use in a different district, provided:

- 430-91.1 The subject lot or parcel is located within one- hundred (100) feet of the permitted use;
- 430-91.2 No buildings or structures shall be allowed in conjunction with the parking;
- 430-91.3 The area used for parking shall be developed to the standards of Section 413 (Parking and Loading);
- 430-91.4 Only directional signs shall be allowed; and
- 430-91.5 Except for uses listed in Section 413-9.5 A., the spaces in a parking area on a lot or parcel shall not be used to meet the minimum off-street parking requirements of Section 413-9.

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