

applicable covenants, restrictions, and conditions shall be recorded and provided to the City prior to building permit approval.

**3. The following standards apply to mixed use development in the TR and TMR zones.**

- a. Density. Maximum Residential Density—Maximum residential density for mixed use development is controlled by the applicable lot coverage and building height standards.
  - (1) Locational. Mixed-use development is allowed only on properties abutting N. Willamette Street, West Van Duyn west of N. Willamette St., and North Coburg Road north of West Van Duyn Road.

**N. Mobile Food Vending**

**1. Locational Standards.**

- a. Mobile food carts are allowed on private property in the Central Business District (C-1), Highway Commercial District (C-2), Light Industrial District (L-1), and Campus Industrial District (CI), subject to property owner approval.
- b. Carts may not block motor vehicle access or pedestrian walkways.
- c. Mobile food carts may not occupy parking spaces required by other businesses at the location.
- d. Pedestrian (walk-up) traffic only is allowed (no drive-through service).

**2. Design Standards.**

- a. Mobile food carts may not exceed 26 feet in length, measured wall to wall.
- b. Mobile food carts shall enclose or screen from view of the right of way and abutting residentially zoned property all accessory items not used by customers, including but not limited to tanks, barrels, or other accessory items.
- c. Mobile food carts must be kept in good repair and maintained in a safe and clean condition.
- d. If provided, awning shall have seven feet of clearance between the ground and awning.
- e. Mobile food carts shall not exceed 15 feet in height.

**3. Utilities.**

- a. Wastewater shall be addressed in one of the following two ways:
  - (1) Mobile food carts shall connect to the sanitary sewer consistent with applicable state plumbing codes, and will include an approved grease separator for the disposal of fats, oils and grease. Indirect discharge or leakage draining into the stormwater system is prohibited.
  - (2) Mobile food carts shall connect to individual or community wastewater holding tanks. Tanks shall be owned and serviced by an Oregon Department of Environmental Quality licensed pumper. A copy of the contract shall be provided to the City before any mobile food carts are located on site. Holding tanks shall be screened from view of the right of way by fully sight obscuring fencing. Indirect discharge or leakage draining into the stormwater system is prohibited.
- b. Potable water shall be addressed in one of the following two ways:
  - (1) Food carts shall connect to a permanent water source in conformance with applicable state plumbing codes, or
  - (2) Food carts shall be connected to a potable water tank consistent with Section 5-3 of the Oregon Health Authority's 2012 Food Sanitation Rules.
- c. Food carts and amenities shall connect to a permanent power source. Power connections may not be connected by overhead wires to the individual food carts. Generators are prohibited.
- d. All utilities shall be placed or otherwise screened, covered, or hidden from view from the right of way as to minimize visual impacts and prevent tripping hazards or other unsafe conditions.

**4. Signage.** See Coburg Sign Ordinance A-155.

**5. Lighting.** Food cart pods shall have lighting to ensure safe environment for customers and employees that complies with the following:

- a. At minimum, areas to be occupied by customers shall be illuminated when carts operate during hours of darkness.
- b. No direct light source shall be visible from the property line.
- c. Lighting fixtures shall be oriented and/or shielded to prevent glare on abutting properties.

**6. Approvals**

- a. Mobile Food Cart operators shall obtain and keep current a city business license.
- b. Mobile Food Cart operators shall maintain all required licenses by the appropriate state and/or local agency, including Lane County Environmental Health.

**O. Home Occupation Standards.**

**1. Appearance of Residence.**

- a. The home occupation shall be restricted to lawfully built enclosed structures and conducted in such a manner as not to give an outward appearance of a business.
- b. The home occupation shall no result in any structural alterations or additions to a structure that will change its primary use or building code occupancy classification.
- c. The home occupation shall not violate and conditions of development approval (i.e., prior development permit approval).
- d. No products and or equipment produced or used by the home occupation may be displayed to be visible from outside any structure.

**2. Storage.**

- a. Outside storage, visible from any public right-of-way or adjacent properties, is prohibited.
- b. On-site storage of hazardous materials (including toxic, explosive, noxious, combustible or flammable) beyond those normally incidental to residential use if prohibited.
- c. Storage of inventory or products and all other equipment, fixtures, and activities associated with the home occupation shall be allowed in any approved structure.

**3. Employees.**

- a. Other than family members residing within the dwelling located on the home occupation site there shall be no more than one full time equivalent employee at the home occupation site at any given time. As used in this