

847 RECREATIONAL VEHICLES AS SECOND DWELLINGS

A recreational vehicle as a second dwelling requires review as a Type I application pursuant to Section 1307, *Procedures*, and shall comply with the following standards:

- A. Only one recreational vehicle per lot of record shall be allowed for use as a second dwelling.
- B. The lot of record on which the recreational vehicle will be sited shall
 - 1. Contain one, and only one, detached single-family dwelling, manufactured dwelling, or prefabricated structure;
 - 2. Not contain any other dwelling, including, but not limited to, dwellings approved pursuant to Section 839, *Accessory Dwelling Units*, or Section 1204, *Temporary Permits*; and
 - 3. Not contain a guest house.
- C. The existing primary dwelling on the lot of record shall:
 - 1. Be the primary residence of at least one of the property owners. For purposes of this provision, primary residence means a dwelling in which an owner resides for at least six months in each calendar year.
 - 2. Contain no portion that is rented as a residential tenancy.
- D. Recreational vehicles to be occupied as second dwellings shall comply with the following standards:
 - 1. Notwithstanding the definition of recreational vehicle in Section 202, *Definitions*, the recreational vehicle does not need to be licensed. The recreational vehicle shall be titled with the Department of Transportation and shall not have been rendered structurally immobile.
 - 2. The recreational vehicle shall comply with the minimum setback standards for primary dwellings in the applicable zoning district.
 - 3. For purposes of compliance with the standards of any applicable overlay zoning district(s) regulated by Section 700, *Special Districts*, the recreational vehicle shall be considered a structure. However, the siting of a recreational vehicle as a second dwelling is prohibited in the Floodplain Management District regulated by Section 703, *Floodplain Management District*.
 - 4. The recreational vehicle shall be located a minimum of 10 feet and a maximum of 100 feet from the primary dwelling. This distance shall be measured from the closest portion of each.

5. The recreational vehicle shall be subject to a written residential rental agreement.
6. The recreational vehicle shall be owned by either the tenant or the property owner.
7. The property owner shall provide essential services to the recreational vehicle space, as described in ORS 90.100 (15)(b), including:
 - (A) Sewage disposal, water supply, electrical supply and, if required by applicable law, any drainage system; and
 - (B) Any other service or habitability obligation imposed by the rental agreement or ORS 90.730, the lack or violation of which creates a serious threat to the tenant's health, safety or property or makes the rented space unfit for occupancy.
8. The recreational vehicle shall:
 - (A) Be connected to a sanitary sewer system or to an onsite wastewater treatment system approved by the County. The sewage system shall be installed and connected according to the Oregon Plumbing Specialty Code and the Department of Environmental Quality (DEQ) rules, OAR 340-71.
 - (B) Be provided with a supply of potable water with at least 20 psi (138 kPa) at the supply connection. All plumbing installations in connection with the recreational vehicle shall be made according to with the Oregon Plumbing Specialty Code.
 - (C) Be provided with electric power, the amount of which shall be equivalent to the amperage required for the recreational vehicle. All electrical installations in connection with the recreational vehicle shall be made according with the Oregon Electrical Specialty Code.
9. The recreational vehicle shall contain a working sink and toilet connected to a sanitary waste disposal.
- E. Neither the recreational vehicle nor the primary dwelling shall be used as a short-term rental.
- F. A recreational vehicle as a second dwelling approval is valid for four years from the date of the final written decision. If the County's final written decision is appealed, the approval period shall commence on the date of the final appellate decision. During this four-year period, the approval shall be implemented, or the approval will become void. "Implemented" means all necessary County development permits shall be obtained and maintained for the siting of the recreational vehicle on the property.