

Chapter 15.105
Manufactured Homes and Recreational Vehicles

15.105.030 Recreational Vehicles.

A. Definition. The term “recreational vehicle” as used in this section means a vehicle with or without motive power that is designed for use as temporary living quarters, and is capable of being titled and registered as such by the Oregon Department of Transportation. A recreational vehicle includes a camper, trailer house, trailer coach, motor home, auto home, camp car, camp trailer, camperette, and any other similar unit used for living or sleeping purposes.

B. Unoccupied Recreational Vehicles. An unoccupied recreational vehicle is one that is not being used for habitation, sleeping, or living purposes. A recreational vehicle is presumed to be occupied if: it is connected to power or water; interior lights are in use; an electrical generator connected to the recreational vehicle is in operation; or a fan or an air-conditional unit on the recreational vehicle is in use.

1. An unoccupied recreational vehicle may be stored on the property occupied by the recreational vehicle’s owner.
2. An unoccupied recreational vehicle may not be stored on city property or in the public right of way.
3. An unoccupied recreational vehicle may not be stored in a yard adjacent to a right of way and may only be stored in a yard if it meets applicable set back standards otherwise applicable to a structure on the property.
4. An unoccupied recreational vehicle stored within the City must have current Oregon Department of Motor Vehicle registration affixed.
5. An unoccupied recreational vehicle that is not mechanically or structurally maintained may be treated as a nuisance under BMC Chapter 8.30.

C. Occupied Recreational Vehicles. A permit is required to occupy a recreational vehicle within the City. A permit granted herein is permission to occupy a specific recreational vehicle upon a particular piece of property.

1. Except as may be allowed within City parks by separate City authorization, no person shall occupy a recreational vehicle within the City for any period of time without first obtaining a permit from the City. No person shall allow a recreational vehicle to be occupied on property under their control without first obtaining a permit from the City.
2. A permit from the City may be obtained by the person occupying the recreational vehicle or by the person with rights to possess the property upon which the recreational vehicle is placed.
3. Application for a permit shall be on a form prescribed by the city manager. The permit application shall require at least the following information, and such other information as may be relevant to the permit approval criteria:
 - a. Name of applicant.
 - b. Name of property owner or person with current possessory rights over the property.

- c. Name of recreational vehicle owner.
 - d. License and registration information for recreational vehicle.
 - e. Description of recreational vehicle and its facilities that allow for self-contained habitation without hooking up to water, sewer and electricity.
 - f. Map or drawing showing proposed location of recreational vehicle on property. Map should include lot lines, set back measurements, and structures on adjacent properties.
 - g. Consent from property owner or person with occupancy rights over the property, including evidence of the person's status in relation to the property.
 - h. A description of how the applicant meets the applicable criteria for the permit.
4. Permits are issued by the city manager as an administrative decision. The criteria for issuing a permit are:
- a. The recreational vehicle must be self-contained without hooking up to water, sewer or electricity.
 - b. The recreational vehicle must not be located within a yard adjacent to a public right of way and may not be located on city property or public right of way.
 - c. The recreational vehicle must be located so as to meet applicable set back standards as if the recreational vehicle were a structure on the property.
 - d. The recreational vehicle must not be located within any applicable vision clearance area for the intersection of driveways, alleys and streets.
 - e. The recreational vehicle must have the consent of the property owner or a person with rights to possess the property.
 - f. The recreational vehicle must have the consent of the owner of the recreational vehicle.
 - g. The recreational vehicle must have a current registration as a recreational vehicle.
5. Except as allowed under subsection (7) below, a permit may be approved for a period of time not exceeding twenty-one (21) days. One fourteen (14) day extension may be granted by the city manager so long as the applicable permit criteria continue to be satisfied. No further extensions are permitted.
6. The same property cannot receive more than one permit during any six-month period.
7. A permit may be granted for a period of time not exceeding 90 days if the purpose of the recreational vehicle occupancy is to provide temporary habitation in connection with the construction of a dwelling that is being constructed on the same property. The applicant must have a current building permit for the dwelling's construction. A permit granted under this subsection may be extended for one additional 90-day period if the building permit for construction of the dwelling remains current. No further extensions are permitted.

D. Except in the case of actively performing maintenance, it is a violation of this section to remove the wheels from a recreational vehicle and place the recreational vehicle upon blocks, posts or other foundation.

E. As provided in ORS 197.493, this section does not apply and is not intended to apply to recreational vehicles that are located in a manufactured dwelling park, mobile home park, or recreational vehicle park as defined in ORS 197.492.

F. Any violation of this section is subject to a fine of not more than \$200.00. Each day of a violation shall constitute a separate violation. The persons responsible for violations of this section include the registered owner of the recreational vehicle, the person with possessory rights to the property upon which the recreational vehicle is placed, and the person occupying the recreational vehicle, if any. The City may proceed with any or all available remedies for violations of this section, including the remedies under BMC Chapter 8.30.

G. Violations of this section are declared to be a public nuisance.

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