

## **CHAPTER 16.12 ADDRESS NUMBERING**

[16.12.020 Procedures And Standards For Assigning New Address Numbers](#)

[16.12.030 Procedures And Standards For Changing Existing Address Numbers](#)

[16.12.040 Posting Of Address Numbers](#)

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### **16.12.020 Procedures And Standards For Assigning New Address Numbers**

The procedures for assigning new address numbers are as follows:

- A. When a building permit is issued for a new dwelling or other structure on a lot or parcel that does not have an address, the Community Development Department shall assign an address number based on the street location of the structure's access and its location in the Deschutes County Grid System.
- B. A new dwelling or structure with its access point on a North/South road will be assigned an address number based on its relationship to the grid system and where the access meets the road.
- C. A new dwelling or structure with its access point on an East/West road will be assigned an address number based on its relationship to the grid system and where the access meets the road.
- D. A new dwelling or structure with access on a North/South road will have an even address number assigned to it if it is on the East side of the road, and an odd address number assigned to it if it is on the West side of the road.
- E. A new dwelling or structure with access on an East/West road will have an even address number assigned to it if it is on the North side of the road, and an odd address number assigned to it if it is on the South side of the road.
- F. The numbers assigned to new dwellings or structures shall increase sequentially going North on a North/South road, and shall increase sequentially going East on an East/West road.
- G. New dwellings or structures on cul-de-sacs shall be numbered in a consecutive alternating sequence with even and odd numbers, as illustrated in [Appendix "B,"](#) attached hereto.
- H. New dwellings or structures on circles or loops shall be numbered as illustrated in [Appendix "C,"](#) attached hereto.
- I. Each new single-family dwelling or recreational vehicle as rental dwelling shall have one address number.
- J. New duplexes, triplexes and four-plexes shall be given an address number for each living unit.

- K. New apartment complexes, mobile home parks and other multi-unit complexes shall be given an address number as one dwelling. The owner of each such multi-unit establishment shall assign unit address numbers in a manner that is acceptable to the Community Development Department.
- L. After the effective date of Ordinance 2011-009, for the areas served by Redmond Fire and Rescue:
  - 1. A new dwelling or structure with access on an East/West road will have an odd number assigned to it on the North side of the road, and an even number assigned to it on the South side of the road, to the extent possible, consistent with existing addresses in the immediate area; and
  - 2. The addresses shall increase going north of Antler Avenue and shall increase going south of Antler Avenue.
  - 3. Numbers shall increase going east of 1st Street, and shall increase going west of 1st Street.

HISTORY

*Adopted by Ord. [89-010](#) §1 on 12/20/1989*

*Amended by Ord. [2012-009](#) §2 on 5/2/2012*

*[Amended by Ord. 2024-xxx §x on x/x/2024](#)*

**[16.12.030 Procedures And Standards For Changing Existing Address Numbers](#)**

The provisions of DCC 16.12.020 shall apply. In addition, the following procedures and standards shall apply to the changing of existing address numbers.

- A. The changing of an existing address number may be initiated by the Community Development Department, or by application by the property owner or any public agency that may be affected by the address number.
- B. All changes in address numbers shall conform to the County Grid System and the standards for address numbers set forth in DCC 16.12.020. Any application or proposed change not in conformance with these standards shall be denied.
- C. An existing address number may be changed by the Community Development Department if it is not in conformance with the County Grid System and the standards for address numbers set forth in DCC 16.12.020. Proposed address number changes shall be carried out pursuant to the procedures set forth in DCC 16.12.030(F) through (I).
- D. An application to change an address number shall be made to the Community Development Department and shall include, at a minimum, the following:
  - 1. Name of applicant;
  - 2. Location of dwelling or structure;

3. Existing address number;
  4. Reason for address number change; and
  5. Fee, if any, as established by the Board.
- E. The Community Development Department shall evaluate any proposed change to determine whether it conforms to the standards set forth in DCC 16.12.020. If it does not, the application shall be denied. If the Community Development Department determines that the application is consistent with the standards set forth in DCC 16.12.020, it shall proceed consistent with the procedures set out in DCC 16.12.030(F) through (I).
- F. Notice of a proposed address number change shall be provided to the property owner and occupant. The notice shall inform the property owner and occupant of the County's intent to change the subject address 30 days from the date of the notice and the reason for the change. The property owner and occupant shall be given 10 days from the date of the notice to comment in writing on the proposal.
- G. The proposed address change shall become effective 30 days from the date of the notice provided for in DCC 16.12.030(F), unless the County determines from the comments received in response to the notice provided under DCC 16.12.030(F) that the proposed change does not conform to the standards set forth herein.
- H. Within 10 days of receipt of timely comments, notice shall be sent to commenting owners or occupants informing them of whether the proposed address number change was corrected in response to their comments. In cases where proposed address number changes are corrected in response to comments, the corrected address number shall become effective as of the effective date proposed in the original notice of proposed address change, unless the corrected address is the address already in use by the owner or occupant.
- I. The Community Development Department shall notify the offices of the County Clerk, County Assessor, Road Department, Postmaster and any affected public safety departments of a changed address number within 30 days of the date the new number becomes effective. In addition, on a monthly basis, the Community Development Department shall publish a list of changed address numbers in a newspaper of general circulation designated for the purpose by the Board.

#### HISTORY

*Adopted by Ord. [89-010](#) §1 on 12/20/1989*

#### **16.12.040 Posting Of Address Numbers**

- A. General Requirements.
1. All property located outside the incorporated cities of Bend, Redmond and Sisters on which a structure is located shall display an address number.
  2. Such address numbers shall be permanently affixed in a location on the property that is clearly visible from the road used as the basis for numbering. The numbers shall not be less than three inches in height, shall be painted upon or affixed to the dwelling or

structure in a contrasting and visible color, and shall comply with zoning or other ordinance standards for signs.

3. In cases where the dwelling or structure is not visible from the access road and where the mailbox is not located at the end of the access driveway, the applicable fire district or emergency services agency, if any, shall be contacted to determine another location for address display so that emergency vehicles can quickly locate the house or building.
  4. All construction sites or structures under construction shall display a street address number. The numbers as displayed shall conform to the requirements in DCC 16.12.040(B) and (C), except that the numbers may be affixed to a sign visible from the road used as the basis for numbering.
  5. Every owner or commercial lessee of any structure shall be responsible for having the address number displayed thereon in conformance with the requirements of DCC 16.12.040(A).
- B. Assigned or Changed Address Numbers. Address numbers assigned or changed by the County under DCC 16.12 shall comply with the requirements of DCC 16.12.040 in addition to the requirements of DCC 16.12.040(B)(1).
1. Address numbers assigned or changed by the County must be displayed within 30 days from the date on which construction begins or on which the address becomes effective, as provided in DCC 16.12.030(G), except that address numbers assigned to sites with new construction shall be displayed from the start of construction on site.
  2. Address numbers assigned by the County to structures erected after the effective date of DCC Title 16 must be permanently displayed before occupancy or use. At the time of final inspection of a new structure, the building official or his designee shall verify that assigned address numbers have been affixed as required above.
  3. Every owner or commercial lessee shall be responsible for ensuring that the address number as assigned or changed by the County is displayed in accordance with the requirements of DCC 16.12.040(B).
- C. Failure to display an address number in conformance with the requirements set forth in DCC 16.12.040, or the display of an address number other than one assigned or changed in accordance with the provisions of DCC 16.12, shall be a violation.

#### HISTORY

Adopted by Ord. [89-010](#) §1 on 12/20/1989

## CHAPTER 18.04 TITLE, PURPOSE AND DEFINITIONS

### 18.04.030 Definitions

#### 18.04.030 Definitions

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"Recreational vehicle" means a vehicle with or without motive power that is designed for human occupancy and as further defined, by rule, by the Director of Transportation, at OAR 735-022-0140.

~~mobile unit which is designed for temporary human occupancy and licensed as a motor home, recreational trailer or camper by the Oregon Motor Vehicles Division or similar units licensed by another state. This mobile unit is designed to be:~~

- ~~A. self propelled or permanently towable by a light duty truck;~~
- ~~B. built on a single chassis; and~~
- ~~C. 400 square feet or less when measured at the largest horizontal projection~~

#### HISTORY

Adopted by Ord. [PL-15](#) on 11/1/1979

Amended by Ord. [82-013](#) §1 on 5/25/1982

Amended by Ord. [83-037](#) §2 on 6/1/1983

Amended by Ord. [83-033](#) §1 on 6/15/1983

Amended by Ord. [84-023](#) §1 on 8/1/1984

Amended by Ord. [85-002](#) §2 on 2/13/1985

Amended by Ord. [86-032](#) §1 on 4/2/1986

Amended by Ord. [86-018](#) §1 on 6/30/1986

Amended by Ord. [86-054](#) §1 on 6/30/1986

Amended by Ord. [86-056](#) §2 on 6/30/1986

Amended by Ord. [87-015](#) §1 on 6/10/1987

Amended by Ord. [88-009](#) §1 on 3/30/1988

Amended by Ord. [88-030](#) §3 on 8/17/1988

Amended by Ord. [88-030](#) §4 on 8/17/1988

Amended by Ord. [89-004](#) §1 on 3/24/1989

Amended by Ord. [89-009](#) §2 on 11/29/1989

Amended by Ord. [90-014](#) §2 on 7/12/1990

Amended by Ord. [91-002](#) §11 on 2/6/1991

Amended by Ord. [91-005](#) §1 on 3/4/1991

Amended by Ord. [92-025](#) §1 on 4/15/1991

Amended by Ord. [91-020](#) §1 on 5/29/1991

Amended by Ord. [91-038](#) §§3 and 4 on 9/30/1991

Amended by Ord. [92-004](#) §§1 and 2 on 2/7/1992

Amended by Ord. [92-034](#) §1 on 4/8/1992

Amended by Ord. [92-065](#) §§1 and 2 on 11/25/1992

Amended by Ord. [92-066](#) §1 on 11/25/1992

Amended by Ord. [93-002](#) §§1, 2 and 3 on 2/3/1993

Amended by Ord. [93-005](#) §§1 and 2 on 4/21/1993  
Amended by Ord. [93-038](#) §1 on 7/28/1993  
Amended by Ord. [93-043](#) §§1, 1A and 1B on 8/25/1993  
Amended by Ord. [94-001](#) §§1, 2, and 3 on 3/16/1994  
Amended by Ord. [94-008](#) §§1, 2, 3, 4, 5, 6, 7 and 8 on 6/8/1994  
Amended by Ord. [94-041](#) §§2 and 3 on 9/14/1994  
Amended by Ord. [94-038](#) §3 on 10/5/1994  
Amended by Ord. [94-053](#) §1 on 12/7/1994  
Amended by Ord. [95-007](#) §1 on 3/1/1995  
Amended by Ord. [95-001](#) §1 on 3/29/1995  
Amended by Ord. [95-075](#) §1 on 11/29/1995  
Amended by Ord. [95-077](#) §2 on 12/20/1995  
Amended by Ord. [96-003](#) §2 on 3/27/1996  
Amended by Ord. [96-082](#) §1 on 11/13/1996  
Amended by Ord. [97-017](#) §1 on 3/12/1997  
Amended by Ord. [97-003](#) §1 on 6/4/1997  
Amended by Ord. [97-078](#) §5 on 12/31/1997  
Amended by Ord. [2001-037](#) §1 on 9/26/2001  
Amended by Ord. [2001-044](#) §2 on 10/10/2001  
Amended by Ord. [2001-033](#) §2 on 10/10/2001  
Amended by Ord. [2001-048](#) §1 on 12/10/2001  
Amended by Ord. [2003-028](#) §1 on 9/24/2003  
Amended by Ord. [2004-001](#) §1 on 7/14/2004  
Amended by Ord. [2004-024](#) §1 on 12/20/2004  
Amended by Ord. [2005-041](#) §1 on 8/24/2005  
Amended by Ord. [2006-008](#) §1 on 8/29/2006  
Amended by Ord. [2007-019](#) §1 on 9/28/2007  
Amended by Ord. [2007-020](#) §1 on 2/6/2008  
Amended by Ord. [2007-005](#) §1 on 2/28/2008  
Amended by Ord. [2008-015](#) §1 on 6/30/2008  
Amended by Ord. [2008-007](#) §1 on 8/18/2008  
Amended by Ord. [2010-018](#) §3 on 6/28/2010  
Amended by Ord. [2010-022](#) §1 on 7/19/2010  
Amended by Ord. [2011-009](#) §1 on 10/17/2011  
Amended by Ord. [2012-004](#) §1 on 4/16/2012  
Amended by Ord. [2012-007](#) §1 on 5/2/2012  
Amended by Ord. [2013-008](#) §1 on 7/5/2013  
Amended by Ord. [2014-009](#) §1 on 8/6/2014  
Amended by Ord. [2015-004](#) §1 on 4/22/2015  
Amended by Ord. [2016-015](#) §1 on 7/1/2016  
Amended by Ord. [2016-026](#) §1 on 11/9/2016  
Amended by Ord. [2016-006](#) §1 on 2/27/2017  
Amended by Ord. [2017-015](#) §1 on 11/1/2017  
Repealed by Ord. [2018-005](#) §8 on 10/10/2018

Amended by Ord. [2018-006](#) §4 on 11/20/2018

Amended by Ord. [2019-010](#) §1 on 5/8/2019

Amended by Ord. [2019-016](#) §1 on 2/24/2020

Amended by Ord. [2020-001](#) §1 on 4/21/2020

Amended by Ord. [2020-010](#) §1 on 7/3/2020

Amended by Ord. [2020-007](#) §7 on 10/27/2020

Amended by Ord. [2021-013](#) §3 on 4/5/2022

Amended by Ord. [2023-001](#) §2 on X/XX/2023

Amended by Ord. [2024-xxx](#) §x on X/XX/2024

## CHAPTER 18.116 SUPPLEMENTARY PROVISIONS

### 18.116.095 Recreational Vehicle As A Residence On An Individual Lot

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#### 18.116.095 Recreational Vehicle As A Residence On An Individual Lot

- A. A single recreational vehicle, as defined in DCC Title 18, may be located on a lot or parcel in a manufactured dwelling park, mobile home park or recreational vehicle park, consistent with ORS 197.493(1), provided that:
  1. The recreational vehicle is occupied as a residential dwelling; and
  2. The recreational vehicle is lawfully connected to water and electrical supply systems and a sewage disposal system.
- B. A single recreational vehicle, as defined in DCC Title 18, may be located on a lot or parcel not containing a dwelling unit and not within in a manufactured dwelling park, mobile home park or recreational vehicle park and used as a temporary dwelling unit:
  1. For a period totaling not more than 30 days in any consecutive 60-day period without obtaining a land use permit from the Deschutes County Planning Division; or
  2. For a total period not to exceed six months in a calendar year by obtaining a temporary use permit under the terms of DCC 18.116.095 from the Deschutes County Planning Division. A temporary use permit may be renewed annually for use of a recreational vehicle under the terms of DCC 18.116.095 on the same lot or parcel.
- C. A single recreational vehicle, as defined in DCC Title 18, may be located on a lot or parcel containing a manufactured dwelling or single-family dwelling, where such dwelling is uninhabitable due to damages from natural disasters, including wildfires, earthquakes, flooding or storms, until no later than the date:
  1. The dwelling has been repaired or replaced and an occupancy permit has been issued;
  2. The local government makes a determination that the owner of the dwelling is unreasonably delaying in completing repairs or replacing the dwelling; or
  3. Twenty-four months after the date the dwelling first became uninhabitable.
- D. In the RR-10 and MUA-10 Zones, a single recreational vehicle, as defined in DCC Title 18, may be established as a rental dwelling provided the following requirements are met:
  1. Prior to locating any recreational vehicle as a rental dwelling on a lot or parcel, the property owner must obtain County siting approval for the area of the lot or parcel upon which the recreational vehicle will be located and demonstrate compliance with the following standards:
    - a. The subject lot or parcel contains a single-family dwelling or manufactured dwelling that is occupied as the primary residence of the property owner;



- i. As used in this section, “siting approval” includes County approval and/or property owner application for review of the proposed area for a recreational vehicle as a rental dwelling;
  - ii. As used in this section, “primary residence” means a dwelling occupied by the property owner on a long-term or permanent basis.
- b. The property is not within an area designated as an urban reserve in the Deschutes County Comprehensive Plan;
- c. The lot area is at least one acre in size;
- d. There are no other dwelling units, guest houses, or occupied recreational vehicles on the property and no portion of the manufactured dwelling or single-family dwelling is rented for residential tenancy. This prohibition does not apply to RVs under 18.116.095(C).
- e. The recreational vehicle shall maintain a setback of at least 10 feet from other structures;
- f. The property owner will provide essential services to the recreational vehicle space including:
  - i. Sewage disposal, frost protected water supply, electrical supply and, if required by applicable law, any drainage system, all installed with permits and to applicable codes;
  - ii. Any other service or habitability obligation imposed by the rental agreement or ORS 90.730 (Landlord duty to maintain rented space, vacant spaces and common areas in habitable condition), 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; and
  - iii. A letter confirming that the supplier of water is “Willing and Able to Serve” the recreational vehicle shall be provided if the recreational vehicle is to be served by any water source other than an onsite domestic well.
- g. The property owner shall provide a parking pad for the recreational vehicle with a surface material of compacted gravel with a minimum thickness of 4”, concrete with a minimum thickness of 3.5”, or asphalt with a minimum thickness of 3”;
- h. If the recreational vehicle will be located within a structure, the structure shall be entirely open on two or more sides;
- i. For properties located in the Wildlife Area Combining Zone, a recreational vehicle approved under this section is subject to DCC 18.88.060(B); and

- j. For properties located in the Surface Mining Impact Area Combining Zone, a recreational vehicle approved under this section is subject to DCC 18.56.
- 2. Prior to siting any recreational vehicle as a rental dwelling, the property owner must obtain County approval for each recreational vehicle used as a rental dwelling and demonstrate compliance with the following standards:
  - a. The recreational vehicle rental dwelling is subject to a written residential rental agreement as defined in ORS 90.100(39);
  - b. The recreational vehicle shall be owned or leased by the tenant;
  - c. The recreational vehicle shall include an operable toilet and sink;
  - d. The recreational vehicle has not been rendered structurally immobile; and
  - e. The recreational vehicle shall be titled with a Department of Transportation.
- E. Prior to issuance of a Building Division permit, the property owner shall sign and record with the County Clerk a restrictive covenant stating a recreational vehicle unit allowed under this section cannot be used for vacation occupancy, as defined in DCC 18.116.095(E)(1) and consistent with ORS 90.100, or other short-term uses.
  - 1. “Vacation occupancy” means occupancy in a dwelling unit, not including transient occupancy in a hotel or motel, that has all of the following characteristics:
    - a. The occupant rents the unit for vacation purposes only, not as a principal residence; and
    - b. The occupant has a principal residence other than at the unit; and
    - c. The period of authorized occupancy does not exceed 45 days.
- ~~D.F.~~ All necessary permits shall be obtained from the Deschutes County Building Safety Division before connecting a recreational vehicle to sewer, water and/or electric utility services.
- ~~E.G.~~ A permit shall be obtained from the Deschutes County Onsite Wastewater Environmental Health Division before disposing any wastewater or sewage on-site.
- ~~F.H.~~ A recreational vehicle ~~used as a residential dwelling unit or temporary dwelling unit~~ shall meet the same setbacks required of a manufactured dwelling or single-family dwelling on the subject lot.
- ~~G.I.~~ A recreational vehicle shall be fully licensed and ready for highway use, on its wheels or jacking system, shall be attached to the site only by quick disconnect type utilities and security devices, and shall have no permanently attached additions.
- ~~H.J.~~ As identified in this section, a single-recreational vehicle located within a special flood hazard area is subject to the standards and criteria established by DCC 18.96.

HISTORY

Amended by Ord. 91-038 §3 on 9/30/1991

Amended by Ord. [95-075](#) §1 on 11/29/1995

Amended by Ord. [98-062](#) §1 on 12/9/1998

Amended by Ord. [2007-019](#) §4 on 9/28/2007

Amended by Ord. [2023-001](#) §16 on 5/30/2023

Amended by Ord. [2024-0XX](#) §XX on X/XX/2024

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## CHAPTER 18.120 EXCEPTIONS

### 18.120.020 Nonconforming Lot Sizes

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### 18.120.020 Nonconforming Lot Sizes

- A. Any parcel of land or portion thereof which is to be dedicated to a public or other entity for a road, canal, railroad, utility or other public use shall be exempt from the minimum lot size requirements set forth by DCC Title 18.
- B. Whereas land sections in the County are affected by survey adjustments, minimum requirements relative to lot sizes, where applicable, shall be considered as standard metes and bounds land section division, (i.e., 160 acres, 80 acres, 40 acres, 20 acres, etc.); lot sizes, therefore, may be reasonably smaller than set forth by DCC Title 18 if a total section acreage reduction is due to a survey adjustment or other man made barriers over which the applicant has had no control.
- C. Any lot or parcel that is smaller than the minimum area required in any zone may be occupied by an allowed use in that zone provided that:
  1. The lot or parcel is a lot of record, as defined in DCC 18.04.030, Lot of record.
  2. The use conforms to all other requirements of that zone.
  3. If there is an area deficiency, residential use shall be limited to a single dwelling unit.
    - a. For residential uses with minimum acreage standards specified elsewhere in Title 18, those standards shall prevail.
  4. All necessary permits are obtained.
- D. Lots or parcels within the Rural Residential Zone (RR-10) that are separated by an arterial right of way created after June 30, 1993, shall be exempt from the minimum lot dimension of 10 acres in size. Such parcels may be partitioned only as separated by the right of way and shall not be smaller than one acre.

#### HISTORY

*Adopted by Ord. [PL-15](#) §6.020 on 11/1/1979*

*Amended by Ord. [87-015](#) §§1 and 2 on 6/10/1987*

*Amended by Ord. [93-034](#) §2 on 6/30/1993*

*Amended by Ord. [2017-015](#) §2 on 11/1/2017*

*Amended by Ord. [2024-xxx](#) §x on x/x/2024*

## CHAPTER 19.04 TITLE, COMPLIANCE, APPLICABILITY AND DEFINITIONS

### 19.04.040 Definitions

#### 19.04.040 Definitions

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“Recreational vehicle” means a vehicle with or without motive power that is designed for human occupancy and as further defined, by rule, by the Director of Transportation, at OAR 735-022-0140.

#### HISTORY

*Adopted by Ord. [80-217](#) §1 Exhibit A on 12/18/1980*  
*Amended by Ord. [82-011](#) on 8/9/1982*  
*Amended by Ord. [83-041](#) §2 on 6/1/1983*  
*Amended by Ord. [86-032](#) §1 on 4/2/1986*  
*Amended by Ord. [86-033](#) §1 on 4/2/1986*  
*Amended by Ord. [86-017](#) §1 Exhibit a on 6/30/1986*  
*Amended by Ord. [86-055](#) §1 on 6/30/1986*  
*Amended by Ord. [86-058](#) §1 on 6/30/1986*  
*Amended by Ord. [88-042](#) §3 on 12/19/1988*  
*Amended by Ord. [90-038](#) §1 on 10/3/1990*  
*Repealed & Reenacted by Ord. [90-007](#) §1 on 12/7/1990*  
*Amended by Ord. [91-001](#) §1 on 1/28/1991*  
*Amended by Ord. [91-029](#) §§1, 8, 9 and 10 on 8/7/1991*  
*Amended by Ord. [92-043](#) §1 on 5/20/1992*  
*Amended by Ord. [93-018](#) §1 on 5/19/1993*  
*Amended by Ord. [94-005](#) §§1 & 2 on 6/15/1994*  
*Amended by Ord. [95-045](#) §15 on 6/28/1995*  
*Amended by Ord. [96-071](#) §1D on 12/30/1996*  
*Amended by Ord. [97-017](#) §1 on 3/12/1997*  
*Amended by Ord. [97-038](#) §1 on 8/27/1997*  
*Amended by Ord. [99-001](#) §§2-4 on 1/13/1999*  
*Repealed & Reenacted by Ord. [2009-002](#) §1,2 on 2/11/2009*  
*Amended by Ord. [2013-013](#) §1 on 7/25/2013*  
*Amended by Ord. [2014-016](#) §1 on 12/29/2014*  
*Amended by Ord. [2016-016](#) §1 on 6/1/2016*  
*Amended by Ord. [2017-009](#) §7 on 7/21/2017*  
*Amended by Ord. [2020-001](#) §17 on 4/21/2020*  
*Amended by Ord. [2020-010](#) §8 on 7/3/2020*  
*Amended by Ord. [2021-009](#) §2 on 6/18/2021*  
*Amended by Ord. [2024-xxx](#) §x on x/x/2024*

## CHAPTER 19.76 SITE PLAN REVIEW

### 19.76.020 Site Plan Requirements

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### 19.76.020 Site Plan Requirements

In all zones, except for a single-family dwelling, accessory dwelling unit, duplex or triplex unit on one lot, all new uses, buildings, recreational vehicles as rental dwellings, outdoor storage or sales areas and parking lots or alterations thereof shall be subject to the provisions of DCC 19.76.020. Site plan approval shall not be required where a proposed alteration of an existing building does not exceed 25 percent of the size of the original structure unless the Planning Director finds the original structure or proposed alteration does not meet the requirements of DCC Title 19 or other ordinances of the County.

#### HISTORY

*Adopted by Ord. [PL-11](#) on 7/11/1979*

*Repealed & Reenacted by Ord. [90-038](#) §1 on 10/3/1990*

*[Amended by Ord. 2024-0XX §XX on X/XX/2024](#)*

## CHAPTER 19.92 INTERPRETATIONS AND EXCEPTIONS

### 19.92.170 Recreational Vehicles as Rental Dwellings In UAR-10, SR-2 ½, And WTZ Zones

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### 19.92.170 Recreational Vehicles as Rental Dwellings In UAR-10, SR-2 ½, And WTZ Zones

A. In the UAR-10, SR 2 ½, and WTZ Zones, a single recreational vehicle, as defined in DCC 19.04, may be established as a rental dwelling provided the following requirements are met:

1. Prior to locating any recreational vehicle as a rental dwelling on a lot or parcel, the property owner must obtain County siting approval for the area of the lot or parcel upon which the recreational vehicle will be located and demonstrate compliance with the following standards:

a. The subject lot or parcel contains a single-family dwelling or manufactured dwelling that is occupied as the primary residence of the property owner;

i. As used in this section, "siting approval" includes County approval and/or property owner application for review of the proposed area for a recreational vehicle as a rental dwelling;

ii. As used in this section, "primary residence" means a dwelling occupied by the property owner on a long-term or permanent basis.

b. The property is not within an area designated as an urban reserve in the Deschutes County Comprehensive Plan;

c. The lot area is at least one acre in size;

d. There are no other dwelling units, guest houses, or occupied recreational vehicles on the property and no portion of the manufactured dwelling or single-family dwelling is rented for residential tenancy;

e. The recreational vehicle shall maintain a setback of at least 10 feet from other structures;

f. The property owner will provide essential services to the recreational vehicle space including:

i. Sewage disposal, frost protected water supply, electrical supply and, if required by applicable law, any drainage system, all installed with permits and to applicable codes; and

ii. Any other service or habitability obligation imposed by the rental agreement or ORS 90.730 (Landlord duty to maintain rented space, vacant spaces and common areas in habitable condition), 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.

- iii. A letter confirming that the supplier of water is "Willing and Able to Serve" the recreational vehicle shall be provided if the recreational vehicle is to be served by any water source other than an onsite domestic well.
  - g. The property owner shall provide a parking pad for the recreational vehicle with a surface material of compacted gravel with a minimum thickness of 4", concrete with a minimum thickness of 3.5", or asphalt with a minimum thickness of 3"; and
  - h. If the recreational vehicle will be located within a structure, the structure shall be entirely open on two or more sides.
2. Prior to siting any recreational vehicle as a rental dwelling, the property owner must obtain County approval for each recreational vehicle used as a rental dwelling and demonstrate compliance with the following standards:
- a. The recreational vehicle rental dwelling is subject to a written residential rental agreement as defined in ORS 90.100(39);
  - b. The recreational vehicle shall be owned or leased by the tenant;
  - c. The recreational vehicle shall include an operable toilet and sink;
  - d. The recreational vehicle has not been rendered structurally immobile; and
  - e. The recreational vehicle shall be titled with a Department of Transportation.
3. Prior to issuance of a Building Division permit, the property owner shall sign and record with the County Clerk a restrictive covenant stating a recreational vehicle unit allowed under this section cannot be used for vacation occupancy, as defined in DCC 19.92.170(A)(3)(a) and consistent with ORS 90.100, or other short-term uses.
- a. "Vacation occupancy" means occupancy in a dwelling unit, not including transient occupancy in a hotel or motel, that has all of the following characteristics:
    - i. The occupant rents the unit for vacation purposes only, not as a principal residence; and
    - ii. The occupant has a principal residence other than at the unit; and
    - iii. The period of authorized occupancy does not exceed 45 days.
4. All necessary permits shall be obtained from the Deschutes County Building Safety Division before connecting a recreational vehicle to sewer, water and/or electric utility services.



5. A permit shall be obtained from the Deschutes County Onsite Wastewater Division before disposing any wastewater or sewage on-site.
6. A recreational vehicle shall meet the same setbacks required of a manufactured dwelling or single-family dwelling on the subject lot.
7. A recreational vehicle shall be fully licensed and ready for highway use, on its wheels or jacking system, shall be attached to the site only by quick disconnect type utilities and security devices, and shall have no permanently attached additions.
8. As identified in this section, a recreational vehicle located within a special flood hazard area is subject to the standards and criteria established by DCC 19.72.

HISTORY

Adopted by Ord. 2024-00x §x on [date]