

## 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 to be used temporarily for recreational, seasonal, or emergency purposes 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. [2023-xxx](#) §x on X/XX/2023

## CHAPTER 18.32 MULTIPLE USE AGRICULTURAL ZONE; MUA

### 18.32.020 Uses Permitted Outright

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### 18.32.020 Uses Permitted Outright

The following uses and their accessory uses are permitted outright:

- A. Agricultural uses as defined in DCC Title 18.
- B. A single family dwelling, or a manufactured home subject to DCC 18.116.070.
- C. Propagation or harvesting of a forest product.
- D. Class I and II road or street project subject to approval as part of a land partition, subdivision or subject to the standards and criteria established by DCC 18.116.230.
- E. Class III road or street project.
- F. Noncommercial horse stables, excluding horse events.
- G. Horse events, including associated structures, involving:
  - 1. Fewer than 10 riders;
  - 2. Ten to 25 riders, no more than two times per month on nonconsecutive days; or
  - 3. More than 25 riders, no more than two times per year on nonconsecutive days. Incidental musical programs are not included in this definition. Overnight stays by participants, trainers or spectators in RVs on the premises is not an incident of such horse events.
- H. Operation, maintenance, and piping of existing irrigation systems operated by an Irrigation District except as provided in DCC 18.120.050.
- I. Type 1 Home Occupation, subject to DCC 18.116.280.
- J. Historic Accessory Dwelling Units, subject to DCC 18.116.350.
- K. Residential Accessory Dwelling Units, subject to DCC 18.116.355.
- L. Recreational vehicles as rental dwellings, subject to DCC 18.116.095.

#### HISTORY

*Adopted by Ord. PL-15 on 11/1/1979*

*Amended by Ord. 91-002 §6 on 2/6/1991*

*Amended by Ord. 91-005 §18 on 3/4/1991*

*Amended by Ord. 91-020 §1 on 5/29/1991*

*Amended by Ord. 91-038 §1 on 9/30/1991*

*Amended by Ord. 93-001 §1 on 1/27/1993*

*Amended by Ord. 93-043 §4 on 8/25/1993*

*Amended by Ord. 94-008 §10 on 6/8/1994*

*Amended by Ord. 2001-016 §2 on 3/28/2001*

*Amended by Ord. 2001-039 §2 on 12/12/2001*

*Amended by Ord. 2004-002 §3 on 4/28/2004*

*Amended by Ord. 2019-009 §1 on 9/3/2019*

*Recorded by Ord. 2019-009 §1 on 9/3/2019*

*Amended by Ord. 2023-00x §x on [date] – pending ADU ordinance*

*Amended by Ord. 2023-00x §x on [date]*

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## CHAPTER 18.60 RURAL RESIDENTIAL ZONE; RR-10

### 18.60.020 Uses Permitted Outright

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### 18.60.020 Uses Permitted Outright

The following uses and their accessory uses are permitted outright.

- A. A single-family dwelling, or a manufactured home subject to DCC 18.116.070.
- B. Utility facilities necessary to serve the area including energy facilities, water supply and treatment and sewage disposal and treatment.
- C. Community center, if shown and approved on the original plan or plat of the development.
- D. Agricultural use as defined in DCC Title 18.
- E. Class I and II road or street project subject to approval as part of a land partition, subdivision or subject to the standards and criteria established by DCC 18.116.230.
- F. Class III road or street project.
- G. Noncommercial horse stables as defined in DCC Title 18, excluding horse events.
- H. Horse events, including associated structures, involving:
  - 1. Fewer than 10 riders;
  - 2. Ten to 25 riders, no more than two times per month on nonconsecutive days; or
  - 3. More than 25 riders, no more than two times per year on nonconsecutive days. Incidental musical programs are not included in this definition. Overnight stays by participants, trainers or spectators in RVs on the premises is not an incident of such horse events.
- I. Operation, maintenance, and piping of existing irrigation systems operated by an Irrigation District except as provided in DCC 18.120.050.
- J. Type 1 Home Occupation, subject to DCC 18.116.280.
- K. Historic Accessory Dwelling Units, subject to DCC 18.116.350.
- L. Residential Accessory Dwelling Units, subject to DCC 18.116.355.
- M. Recreational vehicles as rental dwellings, subject to DCC 18.116.095.

#### HISTORY

*Adopted by Ord. PL-15 on 11/1/1979*

*Amended by Ord. 91-005 §§30 & 31 on 3/4/1991*

*Amended by Ord. 91-020 §1 on 5/29/1991*

*Amended by Ord. 93-043 §8 on 8/25/1993*

*Amended by Ord. 94-008 §12 on 6/8/1994*

*Amended by Ord. 2001-016 §2 on 3/28/2001*

*Amended by Ord. 2001-039 §5 on 12/12/2001*

*Amended by Ord. 2004-002 §7 on 4/28/2004*

*Amended by Ord. 2019-009 §2 on 9/3/2019*

*Recorded by Ord. 2019-009 §2 on 9/3/2019*

*Amended by Ord. 2023-00x §x on [date] – pending rural ADU ordinance*

*Amended by Ord. 2023-00x §x on [date]*

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## 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 rental dwelling may be established in a single recreational vehicle, as defined in DCC Title 18, provided the following requirements are met:
  1. The subject lot or parcel contains a manufactured dwelling or single-family dwelling;
  2. The rental dwelling is subject to a written residential rental agreement as defined in ORS 90.100(39);
  3. The property is not within an area designated as an urban reserve in the Deschutes County Comprehensive Plan;



4. The lot area is at least one acre in size;
5. A manufactured dwelling or a single-family dwelling that is occupied as the primary residence of the property owner is sited on the lot or parcel:
  - a. As used in this section, "sited" means established onsite or applied for prior to issuance of any land use permits for a residential recreational vehicle.
  - b. As used in this section, "primary residence" means a dwelling occupied by the property owner on a long-term or permanent basis.
6. 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 as a dwelling. This prohibition does not apply to RVs under 18.116.095(C).
7. The recreational vehicle is owned or leased by the tenant;
8. The recreational vehicle shall include an operable toilet and sink;
9. If the recreational vehicle will be located within a structure, the structure shall be entirely open on two or more sides;
10. The recreational vehicle shall maintain a setback of at least 10 feet from other structures; and
11. The property owner will provide essential services to the recreational vehicle space including:
  - a. 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
  - b. 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.
  - c. 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.
12. 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".
13. 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 is considered a new dwelling.

E. The applicant shall sign and record with the County Clerk, prior to the issuance of a building permit, 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. [2023-0XX](#) §XX on X/XX/2023

## CHAPTER 19.04 TITLE, COMPLIANCE, APPLICABILITY AND DEFINITIONS

### 19.04.040 Definitions

#### 19.04.040 Definitions

\* \* \*

“Recreational vehicle” means a vehicle with or without motive power that is designed for human occupancy and to be used temporarily for recreational, seasonal, or emergency purposes 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. [2023-xxx](#) §2 on x/x/2023

## CHAPTER 19.12 URBAN AREA RESERVE ZONE UAR-10

### 19.12.020 Permitted Uses

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### 19.12.020 Permitted Uses

The following uses are permitted:

- A. Farm uses as defined in DCC Title 19.
- B. Single-family dwelling.
- C. Home occupation subject to DCC 19.88.140.
- D. Other accessory uses and accessory buildings and structures customarily appurtenant to a permitted use subject to DCC 19.92.020.
- E. Day care center facilities subject to site review, DCC 19.76 and DCC 19.88.160.
- F. Farm stands subject to DCC 19.76 and DCC 19.88.290.
- G. Historic Accessory Dwelling Units, subject to DCC 19.92.150.
- H. Residential Accessory Dwelling Units, subject to DCC 19.92.160
- I. Recreational vehicles as rental dwellings, subject to DCC 19.92.170.

#### HISTORY

*Adopted by Ord. PL-11 on 7/11/1979*

*Amended by Ord. 88-042 §4 on 12/19/1988*

*Repealed & Reenacted by Ord. 90-038 §1,2 on 10/3/1990*

*Amended by Ord. 91-001 §2 on 1/28/1991*

*Amended by Ord. 2008-014 §3 on 3/31/2008*

*Repealed & Reenacted by Ord. 2009-002 §1,2 on 2/11/2009*

*Amended by Ord. 2019-009 §4 on 9/3/2019*

*Recorded by Ord. 2019-009 §4 on 9/3/2019*

*Amended by Ord. 2023-00x §x on [date] – pending ADU ordinance*

*Amended by Ord. 2023-00x §x on [date]*

## CHAPTER 19.20 SUBURBAN LOW DENSITY RESIDENTIAL ZONE; SR 2 1/2

### 19.20.020 Permitted Uses

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### 19.20.020 Permitted Uses

The following uses are permitted:

- A. Single-family dwelling.
- B. Agriculture, excluding the keeping of livestock.
- C. Home occupations subject to DCC 19.88.140.
- D. Other accessory uses and accessory buildings and structures customarily appurtenant to a permitted use subject to DCC 19.92.020.
- E. Historic Accessory Dwelling Units, subject to DCC 19.92.150.
- F. Child care facility and/or preschool.
- G. Residential Accessory Dwelling Units, subject to DCC 19.92.160.
- H. Recreational vehicles as rental dwellings, subject to DCC 19.92.170.

#### HISTORY

*Adopted by Ord. PL-11 on 7/11/1979*

*Amended by Ord. 88-042 §6 on 12/19/1988*

*Repealed & Reenacted by Ord. 90-038 §1,2 on 10/3/1990*

*Amended by Ord. 91-001 §4 on 1/28/1991*

*Amended by Ord. 93-018 §3 on 5/19/1993*

*Repealed & Reenacted by Ord. 2009-002 §1,2 on 2/11/2009*

*Amended by Ord. 2019-009 §5 on 9/3/2019*

*Recorded by Ord. 2019-009 §5 on 9/3/2019*

*Amended by Ord. 2020-001 §20 on 4/21/2020*

*Amended by Ord. 2020-010 §9 on 7/3/2020*

*Amended by Ord. 2023-00x §x on [date] – Pending ADU ordinance*

*Amended by Ord. 2023-00x §x on [date]*

## CHAPTER 19.22 WESTSIDE TRANSECT ZONE; WTZ

### 19.22.020 Permitted Uses

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### 19.22.020 Permitted Uses

The following uses and their accessory uses are permitted outright:

- A. Single-family dwelling.
- B. Home occupation subject to DCC 19.88.140.
- C. Other accessory uses and accessory buildings and structures customarily appurtenant to a permitted use subject to DCC 19.92.020.
- D. Residential Accessory Dwelling Units, subject to DCC 19.92.160.
- E. Recreational vehicles as rental dwellings, subject to DCC 19.92.170.

#### HISTORY

*Adopted by Ord. 2019-001 §8 on 4/16/2019*

*Amended by Ord. 2023-00x §x on [date] – pending ADU ordinance*

*Amended by Ord. 2023-00x §x on [date]*

## CHAPTER 19.76 SITE PLAN REVIEW

### 19.76.020 Site Plan Requirements

#### 19.76.020 Site Plan Requirements

In all zones, except for a single-family, 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. 2023-0XX §XX on X/XX/2023](#)*

## CHAPTER 19.92 INTERPRETATIONS AND EXCEPTIONS

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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 located on a lot or parcel containing a manufactured dwelling or single-family dwelling, subject to a residential rental agreement and provided the following are met:
1. The property is not within an area designated as an urban reserve in the Deschutes County Comprehensive Plan;
  2. The lot area is at least one acre in size;
  3. A manufactured dwelling or a single-family dwelling that is occupied as the primary residence of the property owner is sited on the lot or parcel:
    - a. As used in this section, “sited” means established onsite or applied for prior to issuance of any land use permits for a residential recreational vehicle.
    - b. As used in this section, “primary residence” means a dwelling occupied by the property owner on a long-term or permanent basis.
  4. There are no other dwelling units, guest houses, or occupied recreational vehicles permitted by the DCC on the property and no portion of the manufactured dwelling or single-family dwelling is rented as a residential tenancy.
  5. The recreational vehicle is owned or leased by the tenant;
  6. The recreational vehicle shall include an operable toilet and sink;
  7. If the recreational vehicle will be located within a structure, the structure shall be entirely open on two or more sides;
  8. The recreational vehicle shall maintain a setback of at least 10 feet from other structures; and
  9. The property owner will provide essential services to the recreational vehicle space including:
    - a. 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
    - b. 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.

c. 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.

10. 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".

11. The applicant shall sign and record with the County Clerk, prior to the issuance of a building permit, 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)(11)(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.

12. 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.

13. A permit shall be obtained from the Deschutes County Onsite Wastewater Division before disposing any wastewater or sewage on-site.

14. A recreational vehicle shall meet the same setbacks required of a manufactured dwelling or single-family dwelling on the subject lot.

15. 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.

16. 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. 2023-00x §x on [date]