

**Recreational Vehicles
ORDINANCE NO. 442**

**AN ORDINANCE REGULATING THE PARKING AND USE OF
RECREATIONAL VEHICLES WITHIN THE CITY OF YONCALLA.**

WHEREAS, the City of Yoncalla (hereafter referred to as City) has determined the need to establish a policy to regulate the parking and use of recreational vehicles within the City.

THE CITY OF YONCALLA ORDAINS AS FOLLOWS:

Section 1. Purpose and Policy

The purpose of this ordinance is to address the parking of recreational vehicles, to regulate temporary as well as permanent or long-term use of recreational vehicles for sleeping accommodations, and to provide for special exemptions for the purpose of parking of and/or sleeping in recreational vehicles within the city limits.

Section 2. Definitions

- (a) **Person.** Shall mean any individual, firm, trust, partnership, association, or corporation that owns a recreational vehicle (RV).
- (b) **Recreational Vehicles.** A vehicle designed to be used primarily as temporary living quarters for recreational, camping, travel, or seasonal use that either has its own motor power or is mounted on or towed by another vehicle, including but not limited to camping trailers, fifth wheel trailers, motor homes, travel trailers, and truck campers. For purposes of this Ordinance, the term “recreational vehicle” is defined by ORS 174.001(3).
- (c) **Parking/Parked.** Bring to a halt the vehicle that one is driving and leave it temporarily, typically in a parking lot or on the side of the road.
- (d) **Parking vs. Storage.** Parking is the area used for leaving motor vehicles for a temporary time. Storage is to place or leave in location for maintenance, repair, sale, rental, or future use.
- (e) **Living in a recreational vehicle.** Most likely would have running water, a bathroom, some type of kitchen, and a place to sleep. Would allow you to move the RV to different locations.

Section 3. Parking And Storage Of Licensed Recreational Vehicles

- (a) Recreational vehicles that satisfy the following requirements may be stored, parked, or placed on private property:

- (1) Recreational vehicles must remain readily mobile.
 - (2) Recreational vehicles must have a current registration and vehicle license, or other required license.
 - (3) Recreational vehicles may not be hooked up to electrical cords, extension cords, hoses, cable, or other items that cross a street, sidewalk, or public right of way and provide service from a resident property, generator, or other source.
 - (4) Sewer connections made to a recreational vehicle located outside of an RV Park, manufactured dwelling park or mobile home park are prohibited unless they are paying for a second sewer service.
 - (5) The dumping of waste from recreational vehicles on public or private land is prohibited.
- (b) The following additional standards and requirements apply to RVs located on private property and not located within a manufactured dwelling park, mobile home park or recreational vehicle park:
- (1) Recreational vehicles must be parked or stored on the same lot or parcel as an occupied building, unless there is an active building permit on file.
 - (2) The recreational vehicle must be parked or stored on concrete, asphalt or gravel driveway, or pad such that it will not cause traffic sign obstruction or safety hazards.
 - (3) The recreational vehicle must have a hardship file with the City of Yoncalla and must pay for a second sewer hookup if connected to the city sewer system.
 - (4) Must be 18 years of age or older-or an emancipated minor to live solely in a recreational vehicle.
 - (5) Must have landlord and/or property owners written permission to live in ~~an~~ a recreational vehicle.

Section 4. Allowed Uses

- (a) Recreational vehicles may be placed and occupied as a residential structure in a manufactured dwelling park, mobile home park or recreational vehicle park provided the vehicle is connected to public services that include, at a minimum, sewer, water, and electricity.
- (b) Subject to the standards set forth in Section 3, RV's parked on an owner's lot, not located within a manufactured dwelling park, mobile home park or recreational vehicle park, may be occupied for no more than two weeks in a three-month period.
- (c) Recreational vehicles may be authorized as a temporary residence for the replacement of a residential structure made uninhabitable due to damages from a natural disaster, on an individual lot or parcel, not located within a manufactured dwelling park, mobile home park or recreational vehicle park, subject to the following requirements:
 - (1) There is a current building permit and satisfactory progress is being made on construction, and

- (2) Occupancy is limited to twenty–four months if the occupant demonstrates reasonable attempts to complete construction, and
 - (3) The recreational vehicle must be removed or otherwise made to come into compliance with this ordinance within 30 days of final building inspection and occupancy of new construction.
 - (4) The recreational vehicle meets the requirements of Sections 5 through 7 of this Ordinance.
- (d) A recreational vehicle may be placed upon a lot for which a current building permit has been issued for new home construction or substantial remodel and which results in the inability to occupy the home while construction is taking place, subject to the following requirements:
- (1) There is a current building permit and satisfactory progress is being made on construction, and
 - (2) Occupancy is limited to 365 days, with one possible extension of an additional 30 days if the occupant demonstrates reasonable attempts to complete construction, and
 - (3) The recreational vehicle must be removed or otherwise made to come into compliance with this ordinance within 30 days of final building inspection and occupancy of new construction.
 - (4) The recreational vehicle meets the requirements of Sections 5 through 7 of this Ordinance.

Section 5. Electrical Requirements

All occupied recreational vehicles will be required to have electrical connections. Electrical connections must be made through a dedicated outlet on a service pedestal or on the primary dwelling, which must be a minimum 20–amp, GFCI–protected, dedicated circuit. (An electrical permit is required if a circuit is not already installed.) The extension cord connection must be with an extension cord rated for the correct voltage, amperage, and load as well as for exterior use. The extension cord’s length should be adequate to maintain voltage and provide an uninterrupted connection between the vehicle and the outlet connection. Multiple extension cords may not be used.

Section 6. Plumbing Requirements:

- (a) If the occupied recreational vehicle has internal plumbing, it must be connected to the city’s potable water and sanitary sewer services.
- (b) For required plumbing utility connections:
 - (1) Water connections may be made through a campground-style faucet connection. This allows the water connection to be closer to the occupied recreational vehicle.
 - (2) Water connections may also be made through an anti-siphon hose bibb on the primary house.

- (3) Connections from the vehicle to the hose bibb must be with a flexible hose rated for potable water. A backflow device would be required at the hose bib and the primary residences water meter.
- (4) Sewer connections may be made through a campground-style dump station attached to the sanitary sewer line of the primary house. A plumbing permit is required for the sewer connection. A concrete pad will be needed around the cleanout dump connection.
- (5) If the recreational vehicle has internal plumbing and the temporary tenant decides to not be connected to the city sewer system, they must provide proof of sewage disposal in the form of receipts on a monthly basis.

Section 7. Miscellaneous Requirements For Recreational Vehicles Not Located Within A Manufactured Dwelling Park, Mobile Home Park Or Recreational Vehicle Park:

In order to remain mobile, the wheels must remain on occupied recreational vehicles on wheels. No flat tires allowed.

- (a) Only one occupied recreational vehicle on wheels is allowed on a residential lot with a house, attached house or manufactured home.
- (b) Occupied recreational vehicles are not permitted on undeveloped lots unless they have an active building permit.
- (c) Occupied recreational vehicles on wheels, must comply with parking requirements for recreational vehicles on residential lots. This generally means an RV on wheels must be parked on a paved surface if it has a motor and it cannot be located in front of the street-facing façade of the house, attached house or manufactured home.
- (d) An RV on wheels is prohibited from being used as an accessory for short-term or long-term rental.
- (e) RV registration and name on water/sewer account must match at the time of application.
- (f) Must have a safe route from the public street to the recreational vehicle to ensure fire safety.

Section 8. Violations And Penalties

- (a) Any violation of the provisions of this ordinance shall constitute a nuisance and will be subject to the abatement (including towing of the RV) and civil penalty proceedings set forth in the City's nuisance ordinance.
- (b) Any violation of the provisions of this ordinance shall constitute an infraction and such persons may be subject to citation, towing of the RV, and/or both. If said towing takes place, all billings, expenses, and charges related to the towing of said vehicle will be reimbursed to the City of Yoncalla upon abatement.
- (c) Violators will have 10 days to comply and come into compliance.
- (d) Any person who violates this ordinance may be subject to a fine not to exceed \$500, and each day of each provision being violated shall constitute a

separate violation.

Section 9. Severability

In the event any section, subsection, paragraph, sentence or phrase of this chapter or any administrative policy adopted herein is determined by a court of competent jurisdiction to be invalid or unenforceable, the validity of the remainder of the ordinance shall continue to be effective.

ADOPTED by the **City Council** of the **City of Yoncalla** this 10th day of October by a majority vote.

APPROVED by the **Mayor** of the **City of Yoncalla** this 10th day of October 2023.



Kat Wertz
Mayor, City of Yoncalla

COPY

X 
Jennifer Bragg
City Administrator