

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-unit 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; and
 - 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 lot area is at least two acres, with the exception of those unsewered areas between Sunriver and the Klamath County border, defined as those unincorporated portions of Deschutes County contained in Townships 19S, 20S, 21S, and 22S and Ranges 9E, 10E and 11E. Within these exception areas, the lot area is at least five acres;
 - c. There are no other dwelling units, guest houses, or occupied recreational vehicles on the lot or parcel and no portion of the single-unit dwelling or manufactured dwelling is rented for residential tenancy;
 - d. The lot or parcel is not within an area designated as an urban reserve in the Deschutes County Comprehensive Plan;
 - e. The recreational vehicle shall maintain a setback of at least 10 feet from any structure and must be located no farther than 100 feet from the single-unit dwelling. This distance shall be measured from the closest wall of the single-unit dwelling existing on May 7, 2025 to the closest wall of the recreational vehicle;
 - f. The property owner will provide essential services to the recreational vehicle space including:

- i. Sewage disposal, listed 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;
- g. At the time of application, the property owner must demonstrate an application has been made to the Onsite Wastewater Division for any necessary onsite wastewater disposal permits.
- h. At the time of application, 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.
- i. At the time of application, the property owner must demonstrate an application has been made to the Deschutes County Address Coordinator for an address for the recreational vehicle.
- j. 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";
- k. If the recreational vehicle will be located within a structure, the structure shall be entirely open on two or more sides;
- l. The property owner shall demonstrate compliance with one of the following defensible space requirements:
 - i. The property owner shall maintain a 20-foot radius of non-combustible ground cover consisting of gravel, concrete, asphalt, grass mowed to less than four inches, or a combination of these; or
 - ii. Prior to the siting of a recreational vehicle on the property, the property owner shall construct and maintain defensible space and fuel breaks as developed in consultation with local fire protection service providers who have received training or certification described in ORS 181A.410. Applicable defensible space and fuel breaks shall be on land surrounding the recreational vehicle on land that is owned or controlled by the owner.
- m. The property owner shall demonstrate compliance with one of the following emergency access requirements:

- i. Access to the recreational vehicle must be provided by a continuous, minimum 12-foot width onsite driveway with an unobstructed horizontal clearance of not less than 20 feet and an unobstructed vertical clearance of not less than 13.5 feet, designed and maintained as follows:
 - 1. Composed of an all-weather surface including asphalt or concrete; or
 - 2. Designed and maintained to support a minimum gross vehicle weight (GVW) of 75,000 lbs as certified by a Professional Engineer, registered in Oregon;
 - ii. The property owner shall provide written confirmation from a fire protection service provider with professionals who have received training or certification described in ORS 181A.410, on a form prepared by Deschutes County, that access to the recreational vehicle meets minimum fire district requirements to provide emergency services to the property.
 - n. Prior to County approval of a recreational vehicle as a rental dwelling, the property owner shall sign and record with the County Clerk a restrictive covenant stating a recreational vehicle unit allowed under DCC 19.92.170 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.
 - i. "Vacation occupancy" means occupancy in a dwelling unit, not including transient occupancy in a hotel or motel, that has all of the following characteristics:
 - 1. The occupant rents the unit for vacation purposes only, not as a principal residence; and
 - 2. The occupant has a principal residence other than at the unit; and
 - 3. The period of authorized occupancy does not exceed 45 days.
- 2. Each recreational vehicle used as a rental dwelling must comply with the following standards:
 - a. The recreational vehicle 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. 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.
4. All required permits shall be obtained from the Deschutes County Onsite Wastewater Division before disposing any wastewater or sewage on-site.
5. A recreational vehicle shall meet the same setbacks required of a manufactured dwelling or single-family dwelling on the subject lot or parcel.
6. 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.
7. 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. 2025-004 §11 on 5/7/2025