

ORDINANCE NO. 221-13

AN ORDINANCE AMENDING CHAPTER 10, THE CITY OF IRRIGON DEVELOPMENT CODE, BY PROVIDING REGULATION FOR RECREATIONAL VEHICLE PARKS AND RECREATIONAL VEHICLES AND PROVIDING FOR A PENALTY FOR THE VIOLATION THEREOF

WHEREAS: The City of Irrigon desires a safer and more visually pleasing appearance for recreational vehicle Parks within the City; and

WHEREAS: The Planning Commission has studied the issue and recommends that the City adopt the changes proposed by this Ordinance and incorporating this ordinance into Chapter 10 of the Irrigon City Code, and

WHEREAS: This ordinance is enacted for the purpose of promoting public health, safety, and welfare; to encourage the most appropriate use of property within the City; to stabilize and protect the value of property; to provide adequate light and air; to prevent overcrowding; to lessen traffic congestion; to facilitate adequate and economical provisions for public improvements; to provide a method of administration and to prescribe penalties for violations of the provisions herein

NOW THEREFORE, The City Council of the City of Irrigon does hereby ordain as follows:

Section 1. *Definition.* As used in this ordinance, "recreational vehicle" (recreational vehicle) shall have the definition and meaning currently given ORS 446.003(33) or any such state law as may replace it. "Manufactured Dwelling Park" and "Recreational Vehicle Park" shall have the definitions and meanings currently given in ORS 197.492 or any such state law as may replace it.

Section 2. *Time Period.*

a. Any recreational vehicle occupying a space in a Recreational Vehicle Park that is not being occupied as a residential dwelling and lawfully connected to electric, water, and sewer systems, as per ORS 197.493, shall be limited to two (2) weeks stay in that Recreational Vehicle Park.

b. Except as provided in this ordinance, recreational vehicles shall not be used or occupied outside of Recreational Vehicle Parks in the City of Irrigon. Recreational vehicles may be used or occupied for up to 15 days on private property with the property owner's consent. City Council may review and approve, upon written application, exceptions to this ordinance. Such exceptions may be granted for *temporary* occupancy during construction of a new dwelling, or during emergencies resulting in loss of an existing structure. Medical and financial hardships are not allowable exceptions for temporary occupancy. The use of a recreational vehicle during such a period shall not allow the recreational vehicle to be hooked up to utilities

such as electricity, water, or sewer. All sewage and wastewater must be disposed of at an approved recreational vehicle sewage and wastewater disposal site.

c. No recreational vehicle shall be parked upon any public right-of-way within the City of Irrigon for more than 48 hours, except when adjacent to the property of the recreational vehicle's owner and without any occupants. Moving to a different site within the city shall not constitute the start of a new 48 hour period. Recreational vehicles parked on public right-of-way must be at least thirty (30) feet from any roadway intersection or from any parking lot entrance or exit.

Section 3. *Recreational Vehicle Park Construction.* Recreational Vehicle Park design and construction shall conform to the following standards and requirements:

a. The minimum area for a Recreational Vehicle Park shall be five (5) acres and in accordance with all City, County, and State Development and Building Ordinances.

b. An application for construction of a Recreational Vehicle Park shall be a Type III procedure pursuant to City Development Code 10-4-A-4 and shall be conducted as per the application procedure and approval process for subdivisions, City Code Section 10-4C, except for the following exceptions:

i. Sections 10-4C-2 B, C, D, E, and J shall not apply.

ii. Section 10-4C-2 H shall not apply to spaces designated as "tent only."

iii. Sections 10-4C-3, and 10-4C-4 shall not apply.

iv. 10-4C-5 C is modified to read: "Preliminary Plat Approval Period: Preliminary plat approval shall be effective for a period of one (1) year from the date of approval. The preliminary plat shall lapse if a final plat has not been submitted within the one (1) year period.

v. 10-4C-5 E shall not apply.

vi. Section 10-4C-12 shall not apply.

vii. Section 10-4C-13 shall not apply.

viii. Section 10-4C-14 shall not apply to lots within the Recreational Vehicle Park.

c. Any domestic water or wastewater and sewage disposal facilities shall be approved by the appropriate agency. Connections to the City and System Development Charges shall be approved by the City.

d. Any electrical service at a recreational vehicle space shall meet all state and local electrical codes.

e. Each recreational vehicle space shall have an area of not less than seven hundred (700) square feet, exclusive of driveways and common areas.

f. Park roadways shall comply with the City Code, including subdivision and development code standards, and improved to all City standards for paving, curbs, and sidewalks.

g. Each recreational vehicle space shall have at least one (1) ten foot by twenty foot (10' x 20') parking space for off-street parking exclusive of the recreational vehicle itself. All parking, including recreational vehicle parking space, and driveway areas shall be paved.

h. Outdoor lighting shall be provided that is orientated to prevent direct illumination onto adjacent or abutting properties.

i. The exterior perimeter of the Recreational Vehicle Park shall be screened on all sides by sight-obscuring plants, a screening fence, or a combination thereof that is at least six feet (6') in height. The Recreational Vehicle Park owner is responsible for proper upkeep and maintenance of that screening material.

j. Sanitary facilities shall be provided in accordance with State standards and City Code. This shall include a state standard recreational vehicle disposal point for wastewater and sewage.

k. Recreational Vehicle Park may designate up to 10% of its platted spaces as "tent only" spaces. Such spaces shall not be required to have paving, except for parking vehicles. Such spaces shall be visibly marked with signs designating them as "Tent Only."

Section 4. *Recreational Vehicle Park Occupancy Rules.* Park occupants and residents shall comply with the following rules.

a. All pets shall be kept in compliance with State and local laws.

b. Any skirting, siding, steps, porches, exterior structures or other adjuncts to the recreational vehicle itself must be constructed in compliance with all state and local code requirements.

c. Vehicle repair or maintenance, other than light maintenance such as changing headlamps, replacing wipers, repairing window chips, or changing flat tires, is not permitted in Recreational Vehicle Parks.

d. Propane or natural gas tanks shall only be used in accordance with the recreational vehicle manufacturer's specification, and only factory installed tanks shall be permitted. Such tank usage shall be by the manufacturer's specifications, and approved by the State Fire Marshal or designee. All installation or modification of such tanks must be performed by a licensed and certified professional installer. All tanks must meet current regulations regarding regulated and pressure devices. No "extra" tanks shall be stored near or on a recreational vehicle. All recreational vehicles are to maintain a minimum of 20 feet between units (recreational vehicles) to ensure that there is proper spacing between propane tanks on those vehicles.

f. At least one (1) dumpster of at least three (3) cubic feet is required for each 20 platted spaces in the Recreational Vehicle Park. The dumpster(s) must be placed on a pad, with at least three (3) sides of the pad enclosed.

g. No more than two (2) working and licensed vehicles, excluding the recreational vehicle, shall be permitted on a recreational vehicle space. A boat/trailer combination shall count as a single licensed vehicle. No unlicensed or inoperative vehicles are permitted to be stored at or on the recreational vehicle space.

h. No indoor furniture or appliances may be kept outside of the recreational vehicle.

i. Any extensions or adjuncts must be integral to the manufacturer's design of the recreational vehicle. No "add-ons" to the recreational vehicle shall be allowed (e.g. tarps, clotheslines, etc.). Any extension must meet all City, County, and State regulations, including but not limited, to City Land Use and Site Design Permit criteria.

j. The number of individuals occupying a recreational vehicle shall not exceed the manufacturer's specifications.

k. Tent usage is permitted on recreational vehicle site, but such usage is subject to the same maximum time as for recreational vehicle, two (2) weeks.

l. No recreational vehicle shall be parked in a space designated as "tent only."

Section 5. Grandfather Clause. Any currently legally parked recreational vehicle in a recreational park which is inhabited by the owners that come into violation as a result of the passage of this ordinance shall be permitted to remain in its present location for as long as the ownership of the recreational vehicle remains unchanged, or until the recreational vehicle is moved to another location.

Section 6. Recreational Vehicle Parks. There shall be no Recreational Vehicle Park established or operated within the City of Irrigon, unless the same shall have fully complied with all of the laws and regulations of the State of Oregon and ordinances of the City of Irrigon pertaining to such establishment and operation.

Section 7. Penalty. Any person in violation of this ordinance shall be fined not more than \$200.00. Each day of violation shall constitute a separate offense.

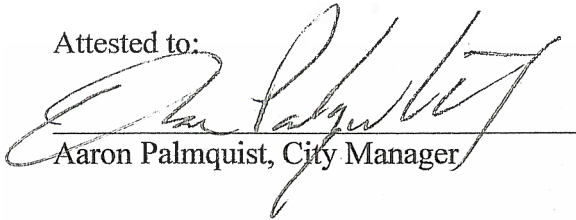
Passed by the Council this 19th day of November, 2013.

Approved by:

Sam Heath

SAM HEATH, Mayor

Attested to:



Aaron Palmquist, City Manager

HEPP/IRRIGON, CITY OF/RECREATIONAL VEHICLE PARK ORDINANCE/FINAL DRAFT (11/18/13)