

Chapter 12.40

RECREATIONAL VEHICLE PARKS AND CAMPGROUNDS

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12.40.010 Purpose.

The purpose of this chapter shall be to provide rules, regulations, requirements and standards for development of RV parks and campgrounds in the city ensuring that the public health, safety and general welfare are protected; that orderly growth and development together with the conservation, protection and proper use of land shall be insured; that proper provisions for all public facilities shall be made, and that the city has appropriate control over the zoning and location of RV parks and campgrounds in the city. (Ord. 869 § 1.100, 1997)

12.40.020 Applicability.

This chapter shall apply to all RV parks and campgrounds as defined below. No person or organization or government entity shall establish and maintain an RV park or campground within the city except in conformity with Oregon Administrative Rules Chapter 918, Division 650, its successors, and this chapter. Facilities provided in existing RV parks and campgrounds may be continued in use providing such facilities do not constitute a recognized health or safety hazard. (Ord. 869 § 1.200, 1997)

12.40.030 Scope and jurisdiction.

- A. This chapter is intended to be all-inclusive of elements relative to RV parks and campground development to be regulated by the city.
- B. Where differences occur between state and local standards affecting building, electrical, plumbing and fire protection elements the state code shall govern.
- C. Any decision to regulate elements of RV parks and campgrounds as they relate to zoning and location affecting offsite impacts shall be the sole determination of the city.
- D. Upon construction of the RV park or campground, enforcement of the operational requirements of this chapter, shall be the responsibility of those agencies normally

responsible for enforcing such provisions. Where disagreements arise over jurisdiction, the responsibility for enforcement shall vest with the city, county then state in that order.

E. Federal regulations under the National Highway Traffic Safety Administration may supersede all or part of this chapter as applied to any category of regulated motor vehicles. (Ord. 869 § 1.300, 1997)

12.40.040 Alternative materials, equipment and procedures.

The provisions of this chapter are not intended to prevent the use of any material, method of construction, or installation procedure not specially prescribed by this chapter, provided any such alternate is of equal or greater quality and verified by the authority having jurisdiction. The authority having jurisdiction shall require that sufficient evidence be submitted to substantiate any claims made regarding the safety of such alternates. Evidence shall also be required to show, to the satisfaction of the authority having jurisdiction, that the alternate material, method of construction or installation procedure will meet or exceed the level of health and safety protection provided by the standards of this chapter. (Ord. 869 § 1.400, 1997)

12.40.050 Definitions.

The following definitions are adopted for use in this chapter. In addition to those definitions contained in local ordinances adopted by the city, the following definitions shall apply to RV parks and campgrounds.

“Accessory/cabana” means a portable room enclosure.

“Accessory structure” means structures maintained within RV parks or campgrounds which serve the principal camping unit. Accessory structures are not attached to the camping unit (see “Add-on structures”) and contain no plumbing or electrical fixtures.

"Accessory facilities" means separate structures or uses which provide necessary services for the RV park or campground. These can include offices, service buildings, rest rooms, dumping stations, showers, laundry facilities, storage units, firewood storage area, barbecue pit or area; and other uses and structures customarily incidental to operation of a RV park or campground.

"Accessory/storage" means a structure located on a camping unit site which is designed and used solely for the storage and use of personal equipment and possessions of the RVer or camper and may include storage buildings and greenhouses not exceeding one hundred twenty (120) square feet of roof area.

"Accessory uses" means offices, employee or operator living units, recreational facilities, grocery stores, convenience stores, gift shops, service buildings, rest rooms, dumping stations, showers, laundry facilities, storage units; and other uses and structures customarily a part of the RV park or campground operation.

"Add-on structures" means structures attached to the principal camping unit which provide additional space or service.

"Approved" means acceptable to the authority having jurisdiction.

ARVC. "National Association of RV Parks and Campgrounds (ARVC)" means the national trade organization representing the outdoor hospitality industry.

"Authority having jurisdiction" means the organization, office or individual responsible for approving equipment, equipment installation, a permit or a procedure.

"Awning" means a shade structure supported by posts or columns and partially supported by the camping unit.

"Cabin/camping" means a hard-sided tent or shelter less than four hundred (400) square feet in area which is on skids designed to facilitate relocation from time to time.

"Cabin/housekeeping" means a rustic cabin providing guests with full service amenities as an alternative to other forms of rental lodging.

"Campers" means a person or persons participating in RVing or camping.

"Campground" means any parcel or tract of land under the control of any person, organization or governmental entity wherein two or more camping unit sites are offered for the use of the public or members of an organization for rent or lease. Campgrounds may or may not necessarily be designed to accommodate recreational vehicles.

1. Primitive: a campground where no facilities are provided for the comfort or convenience of campers.

2. Semi-primitive: a campground where rudimentary facilities (privies and/or fireplaces) may be provided for the comfort and convenience of campers.

3. Developed: a campground accessible by vehicular traffic where sites are substantially developed with two or more utilities, i.e., sewer, water or electricity etc., are provided and refuse disposal and restrooms are available.

"Camping unit" means a portable structure, shelter or vehicle designed and intended for occupancy by persons engaged in RVing or camping. The basic units are: recreational vehicle, camping cabin, housekeeping cabin, tent, tepee, yurt and other rental accommodations for enjoying the outdoor experience.

"Camping unit seal" means a camping unit meeting the criteria as set forth in ARVC guidelines.

"Camping unit separation" means the minimum distance between a camping unit including its add-on structures and an adjacent camping unit and its add-on structure.

"Camping unit site" means a specific area within an RV park or campground that is set aside for a camping unit.

"Carport" means a structure located upon a camping unit site used for parking of vehicles.

"City council" means the elected decision-making body of the city.

"Day use" means daytime activities within an RV park or campground for less than a twelve (12) hour period. (Generally eight a.m. to eight p.m.). (See also: "Site night.")

"Density" means the number of camping unit sites on a unit of land area.

"Density/gross" means the total land area devoted to an RV park or campground use divided by the total number of camping unit sites contained within the RV park or campground.

"Greenbelt" means a strip of land, containing landscaping, or other aesthetic site obscuring features, intended to buffer potentially incompatible uses. Greenbelts may include utilities and other underground facilities but not camping units.

"Guest" means an invited visitor to an RV park or campground.

Holiday, Major. "Major holiday" means Labor Day, Memorial Day, the Fourth of July, Thanksgiving, Christmas, New Year's Day and Easter.

"Liquefied petroleum gas, LP gas and LPG" means any material having a vapor pressure not exceeding that allowed from commercial propane composed predominantly of the following hydrocarbons, either by themselves or as mixtures:

propane, propylene, butane (normal butane or iso-butane) and butylene (including isomers).

“Liquid waste (gray water)” means discharge from fixture, appliance or appurtenance in connection with a plumbing system which does not receive any fecal matter.

“Listed” means equipment or materials included in a list published by an organization acceptable to the authority having jurisdiction and concerned with product evaluation, that maintains periodic inspection of production of listed equipment or materials and whose listing states either that the equipment or material meets appropriate standards or has been tested and found suitable for use in a specified manner.

“Minimum parcel size” means the minimum land area required to accommodate an RV park or campground.

“Occupancy” means the presence of guest(s) in a camping unit for a site night where rent is received.

“Operator” means the owner of an RV park or campground or their designee.

“Overflow” means an area not used on a regular basis but available for camping unit placement during heavy use periods, mostly major holidays.

“Owner” means the owner of an RV park or campground or their designee.

“Person” means any individual, partnership, firm, company, corporation, trustee, association or any public or private entity.

“Planning commission” means the advisory body of a local jurisdiction which has authority to advise the elected decision-making body of a jurisdiction on land use

permits for recreational vehicle parks or campgrounds.

“Public water supply” means a municipally or privately owned or community water supply system designed to distribute water to guests within a defined geographical area.

“Recreation area” means a specific area of the recreational park or campground, either of land or an area of water or a combination of land and water which are designed and intended for the use or enjoyment of guests of the RV park or campground.

“Recreational vehicle (RV)” means a vehicular-type camping unit certified by the manufacturer as complying with ANSI A1 19.2 or A1 19.5, Oregon Revised Statutes, and primarily designed to provide travel and destination RVing that either has its own motive power or is mounted on or towed by another vehicle. The basic units are: camping trailer, fifth wheel trailer, motor home, park trailer, travel trailer and truck camper.

1. Camping trailer: a recreational vehicle that is mounted on wheels and constructed with collapsible partial side walls that fold for towing by another vehicle and unfold for use.
2. Fifth wheel trailer: a recreational vehicle designed to be towed by a motorized vehicle that contains a towing mechanism that is mounted above or forward of the tow vehicle's rear axle.
3. Motor home: a recreational vehicle built on or permanently attached to a self-propelled motor vehicle chassis or on a chassis cab or van that is an integral part of the completed vehicle.
4. Park trailer: a recreational vehicle which meets the following criteria:

a. Built on a single chassis mounted on wheels;

b. Certified by the manufacturer as complying with ANSI A119.5.

5. Travel trailer: a recreational vehicle designed to be towed by a motorized vehicle containing towing mechanism that is mounted behind the tow vehicle's bumper.

6. Truck camper: a recreational vehicle consisting of a roof, floor, and sides designed to be loaded onto and unloaded from the bed of a pickup truck.

"Recreational vehicle/dependent" means a recreational vehicle not containing sanitary facilities and/or devices for connecting said facilities to a community waste disposal system.

"Recreational vehicle/gross trailer area" means the total plan area measured to the maximum horizontal projections of exterior wall in the set-up mode. Measurements shall be taken on the exterior floor plan. Square footage includes all siding, corner trims, moldings, storage spaces, areas enclosed by windows but not the roof overhangs (Ref. HUD Interpretive Bulletin A-1-88). Expandable room sections, regardless of height shall be included. Storage lofts contained within the basic unit which have ceiling heights less than five feet at the peak of the roof would not constitute additional square footage.

"Recreational vehicle/independent" means a recreational vehicle containing sanitary facilities and devices for connecting the facilities to a community waste disposal system. This type of RV is also referred to as a self-contained recreational vehicle.

"Recreational vehicle park" means any parcel or tract of land under the control of any person, organization or governmental entity wherein two or more camping unit sites are offered for the use of the public or members of an organization by rent or

lease, including park-owned recreational vehicles held out for rent. RV parks are primarily designed to accommodate recreational vehicles (See also: "Campground.")

1. Ownership/membership and specialty: an RV park or campground that is either opened to members or owners only, or where the sites are individually owned. This category also includes RV parks or campgrounds that are owned or cater to specific audiences such as religious organizations, square dancers, clothing optional clubs, etc.
2. Destination: an RV park or campground containing facilities (e.g., swimming pools, restaurants, golf courses and formal recreational programs, etc.) and catering to RVers or campers who will typically travel extended distances to stay for extended periods (e.g., a weekend, a week or longer).
3. Extended stay: an RV park or campground which caters to extended stays, full-timers and seasonals rather than for short term accommodations. Extended stay facilities tend to occur in certain geographical areas.
4. Senior adult: an RV park or campground for the exclusive use of senior individuals fifty-five (55) years of age or older and which complies with the U.S. Department of Housing and Urban Development Fair Housing Act.
5. Traveler: an RV park or campground where RVers and campers stay for a day or a week as an alternative to other types of lodging while traveling or vacationing or to enjoy the local attractions within a given area.

"Rent" means compensation or other consideration given for a prescribed right, use, possession or occupancy of an RV park or campground as defined by the operator.

"Rental/on-site" means a camping unit placed within an RV park or campground which is available for rental to guests.

“RVers” means individuals who use a recreational vehicle for RVing and camping including, but not limited to the following categories:

1. Daily/overniter: typical are the many RVers and campers who stay for a day or a week as an alternative to other types of lodging; typically travelers, area visitors, or tourists enjoying local attractions of a given area.

2. Extended stay: those who stay in a given recreational vehicle park or campground for an extended period of time. The term “extended stay” is generally used in describing four groups as follows:

a. Individuals who have selected a recreationally-centered lifestyle and who list a specific location for a traditional season (“sunbirds” and “snowbirds”),

b. Individuals who have selected interim lodging during temporary transfer to a new locality or while waiting construction of conventional housing,

c. Individuals who frequently relocate for employment purposes,

d. Individuals who have selected a recreational vehicle as a housing alternative for extended periods.

3. Full timers: individuals who have opted, because of the benefits of a recreation-oriented RV lifestyle or for economic reasons, to use their RV as their only or primary residence. Individuals move from facility to facility and area to area, depending upon weather, attractions or activity. They normally spend extended periods at each location. These extended periods may be for a few days, weeks or months.

4. Seasonals: individuals who have chosen to leave their camping unit in special storage areas or on the site at a specific RV park or campground. Many

seasonals leave their RVs on site for the season and will typically occupy their RVs from time to time to enjoy organized recreational programs.

5. Snowbirds: snowbirds are mostly comprised of RVers who own homes in the snow areas. Many of these individuals migrate from north to south in the winter months and from south to north in the spring. Areas of dry and warmer climate are sought by the snowbirds for varying periods during the north's cold season.

6. Sunbirds: sunbirds are mostly comprised of retired RVers. They typically own homes in the warmer desert areas of the state where they spend the winter months, moving north toward cooler climate during the extremely hot desert summer months. They tend to have similar travel characteristics as snowbirds.

"RVing" means a lifestyle; traveling and/or living independently where one chooses; camping for the enjoyment of the outdoors; a way of life; to use a camping unit for recreation; to be associated with the fraternity of other like RVers and campers; to use a recreational vehicle for its intended use.

"Sanitary disposal station" means a facility provided for the emptying of the waste holding tanks of recreational vehicles.

"Service building" means a structure or portion thereof that is used to house sanitary facilities, such as water closets or lavatories. It may include other facilities for the convenience of the RV park or campground guests.

"Sewage" means any liquid waste containing animal or vegetable matter in suspension or solution or the water-carried wastes resulting from the discharge of water closets, laundry tubs, washing machines, sinks, dishwashers or any other source of water-carried waste of human origin or containing putrescible material.

"Shall" indicates a mandatory requirement.

“Should/may” indicates a recommendation or that which is advised but not required.

“Site” means that portion of an RV park or campground where the camping unit is situated.

“Site night” means the equivalent of one camping unit occupying one site for one overnight stay whether occupied or not.

“Site/rear” means a line designating the rear-most part of the site.

“Slideout” means an extended portion of a recreational vehicle which exceeds the allowable dimensions in the traveling mode.

“Stand” means that area within the camping unit site set aside for the placement of the camping unit. For all camping units without slideouts the stand shall be a minimum of eight feet wide. For camping units with slideouts the stand shall be a minimum of ten feet wide.

“Storage” means a structure located on a camping site which is designed and used solely for the storage and use of personal equipment and possessions of the RVer or camper, and may include storage buildings and greenhouses not exceeding eighty (80) square feet of roof area.

“Submetering” means a form of conservation whereby the guest pays for utilities used. Submetering can be for consumption of electricity, gas, water and sewer, etc.

“Teepee” means a cone-shaped tent.

“Tent” means a portable shelter, consisting of synthetic fabrics or natural skins stretched over a flexed or rigid framework.

Tent/hard shell: see “Cabin/camping.”

“Utility connection assembly” means a single hookup assembly located on the site and containing connections for potable water, sewer inlets, electrical power, phone and television.

“Water riser pipe” means that portion of the water connection serving the camping unit site, which extends from the water supply main through a lateral branch and terminates at a water connection.

“Watering station” means a facility for supplying potable water to RVers and campers.

“Yurt” means a portable structure for lodging especially designed for minimal environmental impact in difficult terrain. (Ord. 869 § 1.500, 1997)

12.40.060 Recreational vehicle park development standards—Purpose.

The purpose of the following sections is to provide development standards for parks serving recreational vehicles. (Ord. 869 § 2.110, 1997)

12.40.070 Length of stay.

There shall be a one hundred twenty (120) day limit to the length of stay for patrons of the park. Limits of up to twelve (12) months may be allowed by the director on application from park management for up to fifteen (15) percent of total park spaces provided the following requirements are met:

A. All standards of this chapter are continuously met;

B. All park rules are adhered to. (Ord. 869 § 2.120, 1997)

12.40.080 State standards.

RV parks shall conform to Oregon Administrative Rules, Chapter 918 Division 650 and as amended at a minimum. These OAR development standards shall apply

except where other standards in this section are more restrictive. (Ord. 869 § 2.131, 1997)

12.40.090 Local standards.

1. An RV park shall embrace an area of not less than two acres.
2. The maximum density for RV parks shall be twenty-two (22) sites per acre, or twenty-five (25) sites per acre if density bonus is allowed by the approving authority.
3. Roadways shall be designed to accommodate all types of recreational vehicles, designed for a minimum often ten ton gross loads.
4. The minimum shall be twelve (12) feet per traffic lane and ten feet per parallel parking lane when provided by the operator. Two-way streets without parking shall be a minimum of twenty-four (24) feet in width.
5. Roadways shall be easily traversable and shall have a well drained surface.
6. Driveway curves shall have a minimum internal radius of forty (40) feet.
7. "T" or cul-de-sac turn-arounds are discouraged. However, when allowed they shall have prior approval of the fire marshal or fire chief.
8. Roadways and walkways shall have a surface material of gravel, crushed rock, asphaltic concrete, or concrete and shall be well drained.
9. The campground or RV park street system shall have a direct connection to public street.
10. A space provided for an RV shall be paved with gravel, crushed rock, asphaltic concrete, or concrete and be designed to provide runoff of surface water.

11. Generous landscaping of that part of the spaces not designed for occupancy, not intended as an access way to the recreational vehicle or part of an outdoor patio, will be encouraged.
12. Each RV space shall be provided with municipal piped water and municipal sanitary sewage disposal system service. All independent RV's staying in the park shall be connected to the water and sewage service. Ten percent of the total spaces may be without water and/or sewer if proposed and approved as such at time of application approval by the approving body.
13. Each RV space shall be provided with electrical service. Ten percent of the total spaces may be without electrical service if proposed and approved as such at time of application approval by the approving body.
14. Trash receptacles for the disposal of solid waste materials shall be provided in convenient locations for the use of guests of the park, screened from open view and located within two hundred (200) feet of each RV parking space. Solid waste containers shall have tight-fitting lids, covers or closable tops, and shall be durable, rust-resistant, water-tight, rodent-proof and washable. There shall be a minimum of four cubic feet of solid waste receptacle per space. Solid waste shall be handled and disposed of in accordance with city Ordinance No. 854, and its successors.
15. The total number of parking spaces in the park, exclusive of parking provided for the exclusive use of the manager or employees of the park, shall be equal to one space per RV space. Parking spaces shall be paved with crushed rock, gravel, asphaltic concrete, or concrete.
16. The park shall provide toilets, lavatories and showers for each sex in the following ratios: for each thirty (30) recreational vehicle spaces or any fraction thereof: one toilet, one urinal, one lavatory and one shower for men; and two toilets, one lavatory and one shower for women. Parks having more than thirty (30) spaces

shall comply with requirements of OAR 918-650-050. The toilets and showers shall afford privacy and the showers shall be provided with private dressing rooms. Facilities for each sex shall be located in separate buildings, or, if in the same building shall be separated by a soundproof wall or utility room. Fixtures shall conform to the requirements in OAR 918-650-050.

17. Markings, signs and security measures for toilets and showers shall be in accordance with OAR 918-650-050, as a minimum.

18. The park shall provide one utility building or room containing a minimum of one clothes washing machine, one clothes drying machine for each thirty (30) spaces or any fraction thereof and shall include space for clothes sorting and folding.

19. Building spaces required by this chapter shall be lighted at all times of night and day, shall be ventilated, shall be provided with heating facilities which shall maintain a room temperature no lower than sixty-five (65) degrees Fahrenheit, shall have floor of waterproof material, shall have sanitary ceiling, floor and wall surfaces and shall be provided with adequate floor drains to permit easy cleaning.

20. All openings on building required by this chapter, except doors with self-closing devices, into the outer air shall be effectively screened. Screens shall not be less than sixteen (16) mesh per inch, and all screen doors shall be equipped with a self-closing device.

21. The park shall be buffered from surrounding use and development by a fifteen (15) foot minimum setback from the side property line when adjoining a residential district; and twenty-five (25) foot setback from the rear property line when adjoining a residential district. The parks shall be buffered from a public street or highway by a twenty (20) foot minimum setback from the property line. A five-foot setback from side and rear property lines shall be required in all other instances.

22. Landscaping for required yards or "green ways" to constitute a buffer area to protect adjoining areas from undue intrusions of noise, light, odors and other deleterious influences shall consist of at least: (1) one row of deciduous or evergreen trees or a mixture of each; and/or (2) one row of evergreen shrubs spaced not more than five feet apart which shall grow to form a continuous hedge at least five feet in height within one year of planting; and (3) lawn, low growing evergreen shrubs, evergreen groundcover, bark mulch covering the balance of the required landscaped yard. Landscaping shall be continuously maintained in a neat and tidy manner.

23. The park and all buildings therein shall be maintained in a neat appearance at all times. There shall be no outdoor storage of materials or supplies except articles commonly used in travel, such as lawn chairs, table, hibachi and travel chest. Indoor storage shall be confined to one building at the rear or side of the lot, built according to the State of Oregon Structural Specialty Code.

24. The park shall provide each RV space with a patio slab of concrete or asphalt, measuring eight feet by twelve (12) feet at a minimum.

25. No manufactured housing or site built housing shall be permitted on the site, except one unit for manager of the RV park. Recreational vehicles or park model RVs shall not be allowed for this purpose.

26. Developer shall file with the city a copy of the park rules and regulations and each park owner/manager thereafter shall provide up-to-date copies of same whenever any changes are made.

27. Each camping unit site shall be designed and constructed at an elevation, distance and angle with respect to its access to provide for safe and efficient placement and removal of units and automobiles.

28. Each occupied recreational vehicle unit site must have a vehicular access, but a site designed for the exclusive use of a tent, teepee, yurt, camping cabin or housekeeping cabin may be permitted to be accessible only by a walkway.

29. Each camping unit site shall be marked for identification both for the ease of guests, emergency response vehicles, and for safety and security reasons. Markers must be easily readable from the driveways in day or night conditions without the need for secondary lighting.

30. Development shall meet requirements of the Oregon Fire Code at a minimum. (Administratively corrected 5/4/05; Ord. 869 § 2.132, 1997)

12.40.100 Upgrading required.

A. Due to the transient nature of RV park use, and notwithstanding Section 17.04.040 of this code, all RV parks existing at the time of adoption of the ordinance codified in this chapter shall be required to submit a plan for upgrading the RV park to the standards of this chapter when such upgrade is required due to changes in requirements of the Oregon Department of Environmental Quality, Oregon Department of Agriculture, Oregon State Fire Marshal, Oregon State Health Division, Environmental Protection Agency, or Oregon State Building Code, or a substantial alteration or expansion to an RV park or campground is proposed.

B. Upgrading plans shall be submitted and approved within twelve (12) months of receipt of the park owner/operator of such new requirement as set by that entity having authority, or prior to approval of alteration or expansion plans when required herein.

C. Review and approval for upgrading existing RV parks shall be the same as review and approval of proposed RV parks under this section.

D. Failure to submit such an upgrading plan shall result in initiation of proceedings to revoke the RV park development permit, subject to the provisions of Section

17.08.090 of this code, and Oregon Revised Statutes 446.324 and its successors. (Ord. 885 § 1, 1997; Ord. 869 § 2.140, 1997)

12.40.110 Review procedure.

A. Development of an RV park shall be reviewed as provided in Section 17.100.110 of this code.

B. A complete submission shall be made as provided in Section 17.100.110, which submission shall include a site plan as provided in Chapter 17.100. (Ord. 885 § 2, 1997; Ord. 869 § 3.100, 1997)

12.40.120 Plans and specifications.

Plans and specifications shall include:

A. On the cover sheet:

1. The name and address of the recreation park or organizational camp;
2. The name of the person who prepared the plans;
3. An explanation of all symbols used on the plans;
4. Owner, operator, maximum occupancy.

B. On the plot plan:

1. Both proposed and existing construction;
2. A scale drawing of the general layout of the entire recreation park or camp;
3. The distances from park or camp boundaries to public utilities located outside the park or camp (indicated by arrows without reference to scale);

4. All permanent buildings;
5. The fixed facilities in each space (fire pits, fireplaces or cooking facilities);
6. The property line boundaries;
7. The location and designation of each space by number, letter or name;
8. The location and source of domestic water supply;
9. Disposal systems, such as septic tanks and drain fields, recreational vehicle dump stations, gray water waste disposal sumps, wash-down facilities, sand filters and sewer connections;
10. Fire protection facilities;
11. Solid waste disposal system and solid waste collection features. (i.e., four cubic feet for each space);
12. The park topography when the existing area of work exceeds five percent grade or slope;
13. The location and number of toilet facilities to be provided;
14. The plans for combination parks shall show which portions of the park are dedicated to campground, organizational camp, mobilehome park, picnic park, recreational vehicle park and joint use.

C. The park roads/streets cross-section should include:

1. Typical street/road width;
2. The street/road surface material proposed;

3. The base material, depth of fill, compaction, etc.

D. The typical space detail should include:

1. The location of the space sewer/water connections and service electrical outlet;
2. The dimensions of the space/site per OAR 918-650-055 and the Uniform Plumbing Code Appendix E;
3. The type of surface material to be provided at the space/pad (i.e., gravel, crushed rock, asphaltic concrete, or concrete);
4. Street layout;
5. Fire protection facilities. (Ord. 869 §§ 3.200—3.500, 1997)

12.40.130 RV holding tank disposal system.

Recreation vehicle park development shall be consistent and in compliance with requirements of Sutherlin sanitary sewer ordinances, including the possible requirement of an onsite sewage pretreatment program, and shall be subject to systems development charges as determined through said ordinances. (Ord. 869 § 3.600, 1997)

12.40.140 Development incentive.

A. The purpose of this section is to encourage developers of RV parks to preserve existing trees and vegetation during the development stages as well as to incorporate natural open-space areas into the development plan.

B. Developers may increase density to twenty-five (25) spaces per acre through dedication of open-space areas within the park, or through preservation of large trees growing on the proposed development site.

C. Density bonus must be requested by the developer at time of application for development approval. Plans shall indicate the specific area(s) to be dedicated as open-space, and/or those trees and/or area(s) to be preserved.

FLOW CHART FOR DEVELOPMENT OF RECREATIONAL VEHICLE PARKS AND CAMPGROUNDS SCHEDULE 22-5	
LOCAL PLANNING & ZONING APPROVAL	CITY OF SUTHERLIN
SEWER SYSTEM APPROVAL	CITY OF SUTHERLIN & ODEQ
WATER SUPPLY APPROVAL	CITY OF SUTHERLIN & OREGON STATE HEALTH DEPT
AREA DEVELOPMENT PERMIT	CITY OF SUTHERLIN
BUILDING PERMIT	CITY OF SUTHERLIN DOUGLAS COUNTY BUILDING DEPT
INSPECTIONS PERFORMED	CITY OF SUTHERLIN DOUGLAS COUNTY BUILDING DEPT
FINAL APPROVAL	CITY OF SUTHERLIN DOUGLAS COUNTY BUILDING DEPT
LICENSE ISSUED	DOUGLAS COUNTY HEALTH DEPT

Recreational vehicle parks and campgrounds are a conditional use in the community commercial (C-3) zone districts.

Persons desiring to develop an RV park or campground shall apply for a conditional use permit through the director. The director shall review the application and preliminary plans submitted for such development. Review shall be of Type III procedure and shall be processed in accord with the Sutherlin development code.

Development must meet criteria of Chapter 918, Division 650, Oregon Administrative Rules, the Sutherlin Development Code, Oregon Building Code, Oregon Plumbing, Electrical and Mechanical Codes, and have approval of the fire marshal.

The city contracts with Douglas County building department for plan review, issuance of actual building permit, (pre-application must first be approved by the city) and all appropriate inspections, including but not limited to, structural, electrical and mechanical.

The Oregon State Health Division issues operational licenses for RV parks and campgrounds upon completion of approved development and upon payment of appropriate fees. (Ord. 869 § 3.700, 1997)

The Sutherlin Municipal Code is current through Ordinance 1091, passed April 10, 2023.

Disclaimer: The City Recorder's office has the official version of the Sutherlin Municipal Code. Users should contact the City Recorder's office for ordinances passed subsequent to the ordinance cited above.

City Website: <https://www.ci.sutherlin.or.us/>