

## Zoning Ordinance

### Section 1003.00 - Recreational Vehicle (RV) Parks

[Amended 7/9/98, Ord. 648]

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#### 1003.01 Standards and Requirements

The use of any parcel for an RV park and any modifications to an existing RV park shall comply with the following standards and requirements:

- A. The minimum parcel area for an RV park shall be one (1) acre;
- B. The maximum density of RV spaces shall not exceed twenty-five (25) per acre of gross land area;
- C. No RV shall be located anywhere but in an RV space and only one (1) RV shall be located within any RV space;
- D. The only structures or vehicles which may be placed in an RV space, other than storage structures provided by the management of the park, are one (1) RV and one (1) motor vehicle; except that an RV space may be rented for the residential use of one (1) mobile home for a period of one (1) month or less, subject to the other provisions of this section;
- E. No RV shall remain in an RV park for a period of more than four (4) months;
- F. The minimum width for a parcel containing an RV park shall be one hundred (100) feet, except that portions of the parcel intended only for general vehicular entrances and exits may be as narrow as fifty (50) feet;
- G. Permitted accessory uses for a commercial service nature and parking areas serving such accessory uses shall not occupy more than five (5) percent of the gross area of the RV park, and shall be sized, laid out and designed to serve only the frequent trade or service needs of travelers patronizing the RV park;
- H. No part of any RV park shall be used for the parking or storage of any heavy equipment or trucks exceeding one-ton capacity;
- I. No home occupation or business shall be operated from an RV park;

- J. All contiguous lots of record proposed for the development of an RV park under one (1) ownership or management shall be consolidated into a single lot of record upon development of the park and an appropriate document to memorialize this condition shall be recorded in the deed and mortgage records for Yamhill County prior to the issuance of any building permit; and
- K. A responsible caretaker, owner, or manager shall be placed in charge of any RV park to keep all grounds, facilities and equipment in a clean, orderly, and sanitary condition, and shall be answerable to the owner for any violation of the provisions of this or any other ordinance.

#### 1003.02 Layout and Design Specifications.

The following layout and design specifications shall apply to any RV park:

- A. A buffer area shall be provided immediately within all boundaries, all of which shall be loamed, seeded and planted with grass and at least one row of deciduous and/or evergreen trees spaced not more than twenty (20) feet apart, and one or more rows of bushy shrubs or hedge capable of attaining a height of at least five (5) feet within three (3) years. Plantings shall be hardy, appropriate for the use and location, and planted so as to thrive with normal maintenance. The required buffer area shall be a minimum of twenty (20) feet in depth within all boundaries common to a residential zoning district or public street, other than an alley; and the required buffer area shall be a minimum of ten (10) feet in depth within all other boundaries;
- B. No recreation or service area, except for waterfront recreation, may be located within a buffer area;
- C. No RV may be located within a buffer area;
- D. No building or structure may be erected or placed within a buffer area, except a sign, fence or wall;
- E. No refuse-disposal area shall be located within a buffer area;
- F. No plant materials or land may be deposited or removed within a buffer area except as a part of a recognized landscaping scheme or except for emergency access;
- G. Only roads which cross as closed to right angles as practicable and connect directly with the road system contained within the remainder of the park shall be permitted within a buffer area; no road shall traverse the buffer area and give direct access from any public road to any RV space;
- H. The road system shall comply with modern subdivision design practice as prescribed by the Standards and Specifications for Road Construction in Yamhill County, Oregon 1975, as amended;

- I. The walkway system shall provide safe, convenient, all-season pedestrian access only, shall be of adequate width for intended use (minimum three (3) feet), and shall be durable and convenient to maintain;
- J. At least one (1) off-street parking space shall be provided for each RV space plus one (1) additional space for each four (4) RV spaces to provide for guest parking. Grouped parking spaces shall be located within one hundred fifty (150) feet of the RV spaces served;
- K. All recreation areas shall be well-drained, grassed or hard-surfaced and dust-free;
- L. The boundaries of each RV space shall be delineated by suitable permanent markers in such a way that the boundaries of any space can be readily ascertained;
- M. Each RV space shall have sufficient unobstructed access to, or frontage on, an RV park road, so as to permit the movement of RVs;
- N. Each RV space shall have a minimum area of five hundred (500) square feet and shall have one (1) conveniently located automobile parking space;
- O. Within an RV park, minimum setbacks shall be provided as follows: RVs shall be located at least five (5) feet from any buffer area, at least ten (10) feet from any private road, at least twenty (20) feet from any service building, service area, recreation area, or from another RV space and at least twenty-five (25) feet from any boundary of the RV park. Service buildings, service areas and recreation areas shall be located at least ten (10) feet from any private road, RV space, or grouped bay parking area;
- P. No structural addition to any RV or manufactured home shall be permitted;
- Q. All refuse containers shall have an animal-proof lid and shall be maintained in a clean and sanitary condition. Garbage and refuse shall be disposed of in such a manner to control flies, rodents and odors;
- R. All utilities, including electrical power and telephone lines, shall be installed underground;
- S. All roads, walkways, grouped-bay parking and service areas shall be provided with lighting adequate to ensure the safety of vehicular and pedestrian traffic; and
- T. All lighting shall be arranged so far as possible to reflect away from RV spaces.

### 1003.03 Applications

All applications for review of plans and specifications for any RV park shall be made pursuant to the Type A application procedure set forth in Section [1301](#), and shall contain:

- A. The documentation required for any application as set forth in Mobile Home Park Standards, adopted as Oregon Administrative Rule, Chapter 814, Subdivision 3, Mobile Home Parks, Section 28.050; and
- B. The documentation for site-design review as set forth in Section [1101](#) of this ordinance.

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