



File No. 247-\_\_\_\_\_  
(Office Use Only)

## COMMUNITY DEVELOPMENT

### RECREATIONAL VEHICLE RENTAL DWELLING APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

**FEE:** \_\_\_\_\_

1. Complete the application form and provide appropriate signatures. All materials must be submitted on 8.5" x 11" paper or electronically to [planning@deschutes.org](mailto:planning@deschutes.org).
2. This application shall include a plot plan that shows all property lines and existing and proposed structures, parking, landscaping, lighting, etc.
3. Attach a copy of the current deed showing the property owners.
4. All applicable standards and criteria must be addressed in writing prior to acceptance of the application. Construction plans, detailed descriptions, maps and other relevant information must be attached to this application.
5. The review fee is due at the time of application.

Applicant's Name (Print): \_\_\_\_\_ Phone: (\_\_\_\_) \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_

Applicant's Email Address: \_\_\_\_\_

Property Owner/s Name (if different)\*: \_\_\_\_\_ Phone: (\_\_\_\_) \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_

Property Owner/s Email Address: \_\_\_\_\_

1. Property Address: \_\_\_\_\_

2. Property Description: Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_ Tax Lot \_\_\_\_\_

3. Property Zone(s): \_\_\_\_\_

To the best of my knowledge, the proposal complies with all previous conditions of approval and all other applicable local, state, and federal laws. By signing this application, I acknowledge that Deschutes County planning staff may make a site visit(s) to the address(es) listed on this application in order to evaluate the property(ies) with the Deschutes County Code criteria applicable to the land use request(s) submitted. Please describe any special circumstances regarding a potential site visit:

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Applicant's Signature:\_\_\_\_\_ Date:\_\_\_\_\_  
Property Owner's Signature (if different)\*:\_\_\_\_\_ Date:\_\_\_\_\_  
Agent's Name (if applicable):\_\_\_\_\_ Phone: (\_\_\_\_) \_\_\_\_\_  
Mailing Address:\_\_\_\_\_ City/State/Zip: \_\_\_\_\_  
Agent's Email Address:\_\_\_\_\_

\*If this application is not signed by the property owner, a letter authorizing signature by the applicant must be attached.

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### **ZONING REQUIREMENTS**

**All of the following questions must be answered by the applicant by selecting the appropriate checkbox and attaching any required supplemental information to this application.**

1. To qualify for a RV Rental Dwelling, the property must be located in one of the following Zones:

- RR-10      ▪ MUA-10      ▪ UAR-10      ▪ SR-2 ½      ▪ WTZ

Please confirm the following:

- ☐ The proposed RV as a Rental Dwelling will be located in the \_\_\_\_\_ Zone.

2. To qualify for a RV Rental Dwelling, there must be a single-unit dwelling or manufactured dwelling ("primary dwelling") on the property.

Please select one of the following options:

- ☐ There is an existing primary dwelling on the property.  
☐ The property owner will be constructing a primary dwelling and establishing an RV as a Rental Dwelling at the same time.

3. To qualify for a RV Rental Dwelling, the primary dwelling must be the primary residence of the property owner, and no portion of the primary dwelling can be rented.

Please confirm the following:

- ☐ \_\_\_\_\_ is the property owner and resides on a long-term or permanent basis at the following address \_\_\_\_\_.

4. To qualify for a RV Rental Dwelling, the property must be at least 2 acres in size or 5 acres in size if located in certain areas of South Deschutes County (see 5-Acre Minimum Map).

Please select one of the following options:

- ☐ The property *is not located* in the identified areas of South Deschutes County and according to DIAL the property is \_\_\_\_\_ acres.  
☐ The property *is located* in the identified areas of South Deschutes County and according to DIAL the property is \_\_\_\_\_ acres.

**5.** To qualify for a RV Rental Dwelling, the property cannot have an existing guest house, temporary residence for a medical condition, occupied recreational vehicles, or additional dwelling units except the primary dwelling.

Please select one of the following options:

- ☐ There is no guest house, temporary residence for a medical condition, occupied recreational vehicles, or additional dwelling unit(s) on the subject property.
- ☐ There is a \_\_\_\_\_ on the subject property. However, it will be demolished, removed, or converted to an allowable use prior to establishment of a RV Rental Dwelling.

**6.** A RV Rental Dwelling is prohibited in an area designated as an urban reserve in the Deschutes County Comprehensive Plan.

Please confirm the following:

- ☐ The property *is not* located in the Redmond Urban Reserve Area (RURA).

**7.** The RV Rental Dwelling must comply with the zoning setbacks and must be setback *at least* 10 feet from any structure.

Please confirm the following:

- ☐ The attached site plan shows compliance with these setback standards.

**8.** The RV Rental Dwelling must be *within* 100 feet of the primary dwelling.

Please confirm the following:

- ☐ The attached site plan shows compliance with this standard.

**9.** Essential services must be provided to the RV Rental Dwelling. This includes sewage disposal, electricity, and frost protected water supply.

Please confirm the following:

- ☐ I have verified with a Deschutes County Permit Technician ([permits@deschutes.org](mailto:permits@deschutes.org)) what building and septic permits are required for the RV Rental Dwelling and I understand the additional permitting requirements prior to occupancy of the RV Rental Dwelling.

**10.** Prior to approval of this application, the onsite septic wastewater disposal requirements for the RV must be evaluated ([septic@deschutes.org](mailto:septic@deschutes.org)), or the sewer authority must confirm the RV Rental Dwelling can be served.

Please select one of the following options:

- ☐ A septic permit has been requested and is attached to this application.
- ☐ A Will Serve Letter from the sewer authority is attached to this application.

**11.** Prior to approval of this application, a letter confirming that the supplier of water is “Willing and Able to Serve” the recreational vehicle shall be provided if the RV is to be served by any water source other than an onsite domestic well.

Please select one of the following options:

- ☐ A will serve letter from the water supplier is attached to this application.
- ☐ The water source for the RV Rental Dwelling is an onsite domestic well.

**12.** Prior to approval of this application, an address assignment from the Deschutes County Address Coordinator ([addressing@deschutes.org](mailto:addressing@deschutes.org)) must be requested for the RV Rental Dwelling.

Please confirm the following:

- ☐ A copy of the address assignment request is attached to this application.

**13.** A parking pad is required for the RV Rental Dwelling.

Please select one of the following options:

- ☐ The parking pad surface material will be compacted gravel at least 4-inches thick.
- ☐ The parking pad surface material will be concrete at least 3.5-inches thick.
- ☐ The parking pad surface material will be asphalt at least 3-inches thick.

**12.** If RV Rental Dwelling will be located within a structure, the structure must be entirely open on two or more sides.

Please select the following option:

- ☐ The RV Rental Dwelling will not be located in a structure.
- ☐ The RV Rental Dwelling will be located in a structure and attached to this application are construction drawings, or similar materials, showing the proposed structure is entirely open on two or more sides.

**13.** Defensible space is required to be established and maintained around the RV Rental Dwelling. This must occur *prior to occupying* a RV Rental Dwelling.

Please select one of the following options:

- ☐ The attached site plan shows 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 will be maintained.
- ☐ Attached to this application is a letter from the property's Fire Protection District confirming their defensible space requirements are met.

**14.** The driveway(s) to the RV Rental Dwelling must provide and be maintained for emergency access.

Please select one of the following options:

- ☐ The driveway will comply with the County's *ADU Driveway Access Requirements* handout.

- ☐ Attached to this application is the required County form and is signed by the Fire Protection District confirming these requirements are met.

**15.** The primary dwelling and/or RV Rental Dwelling cannot be used for vacation occupancy.

Please confirm the following:

- ☐ The property owner understands this requirement and understands a Restrictive Covenant must be recorded at the County Clerk's office prior to establishing the use.

**16.** Each RV used as a rental dwelling must comply with the following standards:

- The recreational vehicle is subject to a written residential rental agreement as defined in ORS 90.100(39);
- The recreational vehicle shall be owned or leased by the tenant;
- The recreational vehicle shall include an operable toilet and sink;
- The recreational vehicle has not been rendered structurally immobile; and
- The recreational vehicle shall be titled with a Department of Transportation.

Please confirm the following:

- ☐ The property owner understands these ongoing requirements and understands the County can ask for information demonstrating these requirements are met at any time.

**17.** A RV Rental Dwelling must 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.

Please confirm the following:

- ☐ The property owner understands this ongoing requirement.