



P.O. Box 589 Detroit, Oregon 97342 ♦ (503) 854-3496

ADDITIONAL RECREATIONAL VEHICLE UNIT PERMIT

Applicants Name(s): _____

Mailing Address: _____ Phone: _____

Email: _____

Address of Proposed Site: _____

Beginning date of use: _____
(THIS IS AN ANNUAL PERMIT A NEW ONE WILL NEED TO BE FILLED OUT EACH YEAR)

Placement Date: _____ Removal Date: _____

A COMPLETED APPLICATION MUST INCLUDE

1. A site plan showing the location of the RV and other buildings/structures on the property.
2. Permit Fee of \$100.
3. Evidence for electrical, water and sewer utility for the RV vehicle.
4. Evidence that the applicant is the owner of the property, full time lessee of the property
5. RV location must comply with all other development standards of the base zone and DDC 3.5.3.

The applicant/property owner agrees

1. From April 1st through October 31st, a second RV may be permitted for seasonal use. The additional second RV will require a permit issued by the City Recorder, Following Type II administrative procedure, provided.
2. Renting or leasing an RV or RV space, separate of a full-time lease of the property, is prohibited.

3. RV must be parked at least fifteen (15) from the front, and five (5) feet side, and rear property lines and ten (10) feet from a structure when unit is fully extended
4. The Rv must not be placed over a septic drain field.
4. No recreational vehicle may be occupied until after an application has been approved by the City Recorder.
5. Permit applies to property owner/lessee requesting the permit and is not transferable with the property.
6. RV may be connected to the owner or lessee power with a Marion County Public Works Department, Building Inspection Program approved RV connection box Only. Connections using extension cords are NOT allowed.
7. RV may be self-contained. Black and grey water holding tanks shall be emptied only at an authorized RV dump station or pumped by an accredited septic service.
8. RV shall not be connected to the septic/ sewer without proof of Septic Authorization Notice from Marion County Public Works Department. Discharge of grey water and or toilet facilities directly onto the ground is prohibited.

The applicant/property owner shall agree in writing that upon the expiration of this permit, he/she/they shall remove the recreational vehicle.

Applicants Signature: _____ Date: _____

Issued by City of Detroit Recorder	
Date	
Renewal	

E. **Recreational Vehicle on Developed Commercial General (CG)** zoned land that contains multi-family dwellings shall conform to the conditions in Section B, Developed Multi-family Zoned Land.

F. **Recreational Vehicle on Developed Commercial General (CG) Zoned Land** that contains an active business within a building structure is allowed if RV is parked for human occupancy on the property upon meeting all of the following conditions.

1. One (1) RV may be parked for human occupancy on the property.
 - a. RV must be the property of the owner or full-time lessee of the property.
 - b. RV must be parked at least five (5) feet from the front, side, and rear property lines and ten (10) feet from a structure when unit is fully extended.
 - c. RV may be connected to the owner or lessee power with a Marion County Public Works Department, Building Inspection Program approved RV connection box ONLY. Connections using extension cords are NOT allowed.
 - d. RV may be self-contained. Black and grey water holding tanks shall be emptied only at an authorized RV dump station, or pumped by an accredited septic service.
 - e. In addition to the parking requirements outlined in Section 3.3, adequate on-site parking (one (1) parking space per RV) shall be provided for additional vehicles allowing for setback from side and rear property lines and between vehicles a minimum of three (3) feet in width. No parking is permitted within a front yard setback unless located within a driveway.

G. **Recreational Vehicles on Undeveloped Residential (RS) & Multi-family (RM) Zoned Land** – One (1) RV may be parked for human occupancy on undeveloped Single Family or Multi-family zoned unit of land upon meeting all of the following conditions:

1. The property shall have City-approved access driveway. In addition to the parking requirements outlined in Section 3.3, adequate on-site parking (one (1) parking space per RV) shall be provided for additional vehicles allowing for setback from side and rear property lines and between vehicles a minimum of three (3) feet in width. No parking is permitted within a front yard setback unless located within a driveway.
2. The property shall have a City-approved and installed water meter and a water line, going from the meter to a hose bib on the property. During use of the property, the water must be turned on and a hose must be available for fire dousing in the fire pits and for fire protection.
3. The RV may be hooked up to electrical power with a Marion County Public Works Department, Building Inspection Program approved RV connection box ONLY. Connections using extension cords are NOT allowed.

4. The RV shall either be self-contained or toilet facilities shall be provided. Property owner must obtain approval for a porta-potty from the City, or provide proof of an acceptable sanitation system approved by the City. For self-contained units, black and grey water holding tanks shall be emptied only at an authorized RV dump station, or pumped by an accredited septic service.
5. If residency in RV exceeds two (2) weeks, the owner of the RV/property must subscribe with the municipality's contract sanitary disposal company for garbage collection.
6. Rental or lease of land or space for one (1) RV is allowed based upon the established time period indicated in Section 3.5.3(F)(6 and 7).
7. In addition to the parking requirements outlined in Section 3.3, adequate on-site parking (one parking space per RV) shall be provided for additional vehicles. The RV shall be parked at least fifteen (15) feet from the front, and five (5) side, and rear property lines and at least ten (10) feet from a structure when unit is fully extended
8. One (1) additional RV may be permitted. An additional RV may be permitted for Season Use (From April 1st through October 31st and 30 days from November 1-March 31). An additional RV requires a permit issued by the City Recorder, following a Type II Administrative Procedure, provided:
 - a. Permit application, including a site plan, is submitted.
 - b. Permit is subject to a fee established by Resolution of the Detroit City Council.
 - c. A maximum of one (1) additional RVs may be permitted.
 - d. All of the following criteria must be met:
 - i. The proposal must meet all requirements of the zone in which it is located, including: minimum lot size, setbacks, coverage, etc.;
 - ii. The distance between RVs or between the RV and any structure must be a minimum of ten (10) feet when fully extended; and
 - iii. The RV must not be placed over a septic drain field.
 - e. Conditions may be imposed to mitigate the impacts caused by additional RVs on neighboring properties.
 - f. Permit applies to property owner/lessee requesting the permit and is not transferable with the property.
9. A third RVs may be permitted on lots that are greater than 10,000 square. This is a seasonal permit , following a Type III Conditional Use Application, DDC 4.1.5, provided:

- a. Permit application, including a site plan, is submitted.
- b. Permit is subject to a fee established by Resolution of the Detroit City Council.
- c. A maximum of one (1) additional RVs may be permitted.
- d. All of the following criteria must be met:
 - i. The proposal must meet all requirements of the zone in which it is located, including: minimum lot size, setbacks, coverage, etc.;
 - ii. The distance between RVs or between the RV and any structure must be a minimum of ten (10) feet when fully extended; and
 - iii. The RV must not be placed over a septic drain field.
- e. Conditions may be imposed to mitigate the impacts caused by additional RVs on neighboring properties.

10. Permit applies to property owner/lessee requesting the permit and is not transferable with the property.

H. Recreational Vehicles on Undeveloped Commercial Zoned Land.

- 1. An RV on undeveloped commercially zoned land for human occupancy is prohibited.

I. Recreational Vehicles (RV) Storage.

- 1. Storage of Recreational Vehicles (RVs) on Developed Single Family, Multi-Family or Commercial General zoned land that contains a single-family dwelling is permitted based upon the RVs being parked a minimum of fifteen (15) from the front and five (5) feet from the side, and rear property lines and ten (10) from a structure.
- 2. RV/boat/trailer storage on Undeveloped Single Family and Multi-Family zoned land is prohibited unless the RV/boat/trailer is the personal property of the property owner, up to a maximum of one (1) RV and one (1) boat..
- 3. RV storage may be allowed on Developed Commercial zoned land with an existing commercial use as an accessory use if:
 - a. City Council approves the RV storage,
 - b. The property owner of the storage area has a business license from the City to operate the existing (principal use) business,
 - c. The storage is accessory to the primary use on the property and the storage is only for RVs, boats, and boat/watercraft trailers, and

- d. The property is not located in the Detroit Avenue Business Corridor (properties abutting Detroit Avenue and zoned Commercial General (CG)).
4. RV/boat/trailer storage on Undeveloped Commercially zoned land is prohibited unless:
 - a. Property owner completes and receives approval of a land-use application based upon the required application type, procedure, and process applicable to RV/boat storage pursuant to Detroit Development Code, Chapter 2.3—Commercial General Zone Requirements, and
 - b. Property owner applies for and is granted a business license from the City to operate a designated RV storage facility on the property.
 1. RV/boat/trailer storage or overnight use of RV on City streets and City right-of-ways is prohibited.
 2. Owners of Vacation Rental properties are responsible for compliance by their renters/tenants of these regulations. (Vacation rentals are as defined within the Transient Tax Ordinance and may include the following as examples: tourist home or house, bed & breakfast, lodging house, rooming house, and apartment house, public or private dormitory, and space in mobile home or trailer parks.)
 3. Any RV parking condition not specifically addressed requires a permit issued by the City Recorder, following a Type II Administrative Procedure, provided:
 - a. Permit application, including a site plan, is submitted.
 - b. Permit is subject to a fee established by Resolution of the Detroit City Council.
 - c. A maximum of one (1) additional RVs may be permitted.
 - d. All of the following criteria must be met:
 - i. The proposal must meet all requirements of the zone in which it is located, including: minimum lot size, setbacks, coverage, etc.;
 - ii. The distance between RVs and any structures must be a minimum of ten (10) feet when fully extended; and
 - iii. The RV must not be placed over a septic drain field.
 - e. Conditions may be imposed to mitigate the impacts caused by additional RVs on neighboring properties.
 - f. Permit applies to property owner/lessee requesting the permit and it is not transferable with the property.

I. Other

1. The proposed sign, as conditioned, will not adversely impact the surrounding area to a significant degree.
 2. The proposed sign will not present a traffic or safety hazard.
 3. The proposed sign will comply with all other regulations, including, but not limited to height and placement restrictions.
 4. The proposed sign is incidental to the permitted or valid non-conforming use of the property.
- P. **Variance - Signs** Any allowance for signs not complying with the standards set forth in these regulations shall be by variance. Variances to Section I or Section J will be processed according to the procedures in Chapter 5.1 of the Detroit Development Code. However, the criteria in Chapter 5.1 of the Detroit Development Code shall not be used; instead the following criteria shall be used to review and decide sign variance applications:
1. There are unique circumstances of conditions of the lot, building or traffic pattern such that the existing sign regulations create an undue hardship.
 2. The requested variance is consistent with the purpose of the chapter as stated in Section J.
 3. The granting of the variance compensates for those circumstances in a manner equitable with other property owners and is thus not a special privilege to any other business. The variance requested shall be the minimum necessary to compensate for those conditions and achieve the purpose of this Code.
 4. The granting of the variance shall not decrease traffic safety nor detrimentally affect any other identified items or public welfare.
 5. The variance shall not result in a special advertising advantage in relation to neighboring businesses or businesses of a similar nature. The desire to match standard sign sizes (for example, chain store signs) shall not be listed or considered as a reason for a variance.
 6. The variance shall not be the result of a self-imposed condition or hardship.

3.5.3 Recreational Vehicles

- A. **Recreational Vehicles (RV) on Developed Single Family Zoned Land** - RV may be parked for human occupancy on the property under the following conditions:
1. One (1) RVs may be parked on the property.
 - a. RV must be the property of the owner or full-time lessee of the property or have permission of the owner or full-time lessee.
 - b. Renting or leasing an RV or RV space, separate of a full time lease of the property, is prohibited
 - i. RV must be parked at least fifteen (15) from the front, and (5) feet side, and rear property lines and ten (10) feet from a structure when unit is fully extended.

- ii. RV may be connected to the owner or lessee power with a Marion County Public Works Department, Building Inspection Program approved RV connection box ONLY. Connections using extension cords are NOT allowed.
 - iii. RV may be self-contained. Black and grey water holding tanks shall be emptied only at an authorized RV dump station, or pumped by an accredited septic service.
 - iv. RV shall not be connected to the septic/sewer without proof of a Septic Authorization Notice from Marion County Public Works Department. Discharge of “grey water” and/or toilet facilities directly onto the ground is prohibited.
2. One (1) additional RV may be permitted. An additional RV may be permitted for Season Use (From April 1st through October 31st and 30 days from November 1-March 31). An additional RV requires a permit issued by the City Recorder, following a Type II Administrative Procedure, provided:
- a. Permit application, including a site plan, is submitted.
 - b. Permit is subject to a fee established by Resolution of the Detroit City Council.
 - c. A maximum of one (1) additional RVs may be permitted.
 - d. All of the following criteria must be met:
 - i. The proposal must meet all requirements of the zone in which it is located, including: minimum lot size, setbacks, coverage, etc.;
 - ii. The distance between RVs or between the RV and any structure must be a minimum of ten (10) feet when fully extended; and
 - iii. The RV must not be placed over a septic drain field.
 - e. Conditions may be imposed to mitigate the impacts caused by an additional RV to adjacent properties.
 - f. Permit applies to property owner/lessee requesting the permit and is not transferable with the property.
3. A third RVs may be permitted on lots that are greater than 10,000 square. This is a seasonal approval (From April 1st through October 31st and 30 days from November 1-March 31) , following a Type III Conditional Use Application in 4.1.5, provided:
- a. Permit application, including a site plan, is submitted.
 - b. Permit is subject to a fee established by Resolution of the Detroit City Council for a Conditional Use Application.

- c. A maximum of one (1) additional RVs may be permitted.
- d. All of the following criteria must be met:
 - i. The proposal must meet all requirements of the zone in which it is located, including: minimum lot size, setbacks, coverage, etc.;
 - ii. The distance between RVs or between the RV and any structure must be a minimum of ten (10) feet when fully extended; and
 - iii. The RV must not be placed over a septic drain field.
- e. Conditions may be imposed to mitigate the impacts caused by additional RVs on neighboring properties.

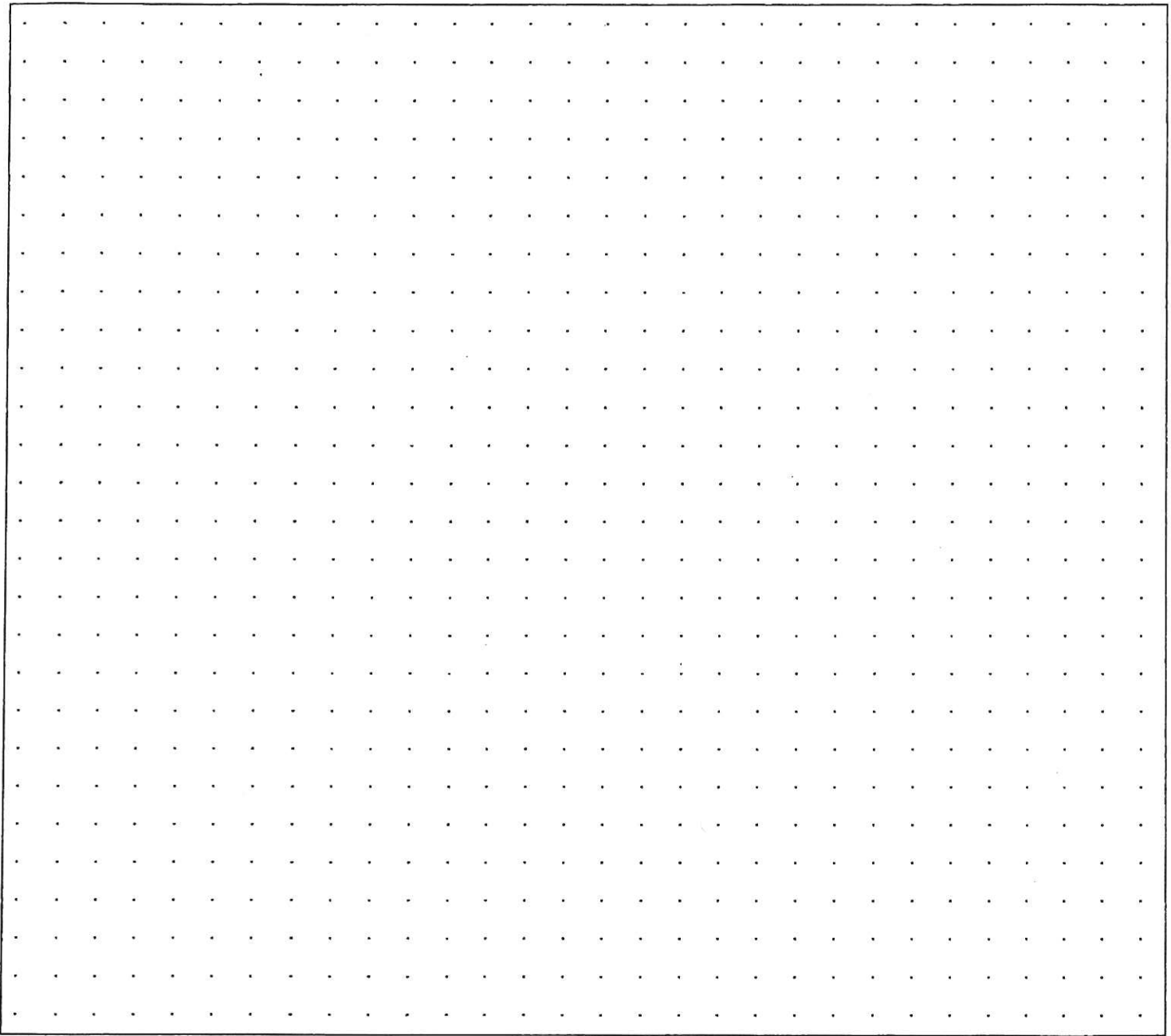
B. Recreational Vehicle on Developed Multi-family (RM) Zoned Land – An RV may be parked for human occupancy on developed multi-family zoned unit of land under the following conditions:

1. If there is only one single-family dwelling on the multifamily zoned property, Section A (Numbers 1 through 3), Developed Single Family Zoned Land, regulations shall apply.
2. If there is more than one single-family residence on the property, property owner may allow one (1) RV per dwelling unit for the resident’s personal use. More than one (1) RV on the property requires City approval as outlined above in Section 3.5.3(B)(2)), and is subject to the following conditions:
 - a. RV must be parked at least fifteen (15) feet from the front yard and five (5) feet from the side, and rear property lines. Each RV must be located a minimum of 10 feet from any other structure when unit is fully extended.
 - b. RV may be connected to the owner or lessee power with a Marion County Public Works Department, Building Inspection Program approved RV connection box ONLY. Connections using extension cords are NOT allowed,
 - c. RV may be self-contained; Black and grey water holding tanks shall be emptied only at an authorized RV dump station, or pumped by an accredited septic service.
 - d. In addition to the parking requirements outlined in Section 3.3, adequate on-site parking (one (1) parking space per RV) shall be provided for additional vehicles, allowing for setback from side and rear property lines and between vehicles a minimum of three (3) feet in width. No parking is permitted within a front yard setback unless located within an approved driveway.

D. Recreational Vehicle on Developed Commercial General (CG) zoned land that contains one single family dwelling shall conform to the conditions in Section A (1 through 3), Developed Residential Single Family Zoned Land.

SITE PLAN MUST SHOW ALL PROPERTY LINES AND DIMENSIONS

Drawn to Scale: 1 square = _____ Feet Not Drawn to Scale: Total Acres _____



I certify that the above information is accurate to the best of my knowledge. I AM THE [] Owner or [] Authorized Agent

NAME (please print): _____ Telephone # _____

Applicant's Signature: _____ Date: _____

Applicant's Mailing Address: _____ City: _____ Zip: _____

FOR OFFICE USE ONLY

PLANNING: _____ Date: _____

PUBLIC WORKS: _____
BUILDING INSPECTION (Acceptable for Planning requirements only) _____ Date: _____