

ARTICLE 3.3 – RECREATIONAL VEHICLE PARKS AND CAMPGROUNDS

SECTION 3.3.001 - PURPOSE

This Article provides specific uniform standards for recreational vehicle parks and campgrounds which are allowed in some zones as Conditional Uses in addition to the normal standards of the zone in which they are located and in addition to any conditions of approval which may be imposed by the Planning Commission under Section 8.5.004(F) of this Code.

SECTION 3.3.002 - STANDARDS

A recreational vehicle park shall conform to State regulations and the following standards and requirements.

- A. The required Site Plan shall reflect the standards of this Section and shall include the plot plan requirements of the State Health Division with respect to water supply, sewage disposal, fire hydrants, sanitary facilities, building location, street layout, and park design. The application shall also be accompanied by any such information as listed on the application submittal checklist.
- B. Evidence shall be provided that the park will be eligible for a certificate of sanitation as required by State law.
- C. The park shall consist of four (4) or more recreational vehicle spaces.
- D. A recreational vehicle space shall have an area of not less than seven hundred (700) square feet exclusive of driveways and common areas.
- E. Roadways shall have a minimum width of thirty feet (30'), or a minimum width of twenty feet (20') where parking is not permitted and an equal amount of off-road parking is provided. Roadways shall be paved in accordance with City standards.
- F. Each recreation vehicle space shall have at least one (1) ten foot by twenty-foot (10' x 20') parking space exclusive of the recreation vehicle itself. Parking and driveway areas shall be paved or covered with crushed rock.
- G. Outdoor lighting shall be provided. Lighting shall be oriented to prevent direct reflection onto abutting property.
- H. The park shall be screened on all sides by a sight-obscuring planting screen, fence, or combination thereof. The park owner shall be responsible for its permanent maintenance.
- I. The park shall provide piped potable water to accommodate recreation vehicles in need of such service. One (1) waste disposal dump station shall be provided for each one hundred (100) recreation vehicle sites, or part thereof. All sewer and water lines shall be first approved by the City Engineer or Engineering Superintendent.
- J. Sanitary facilities shall be provided in accordance with State standards.
- K. Trash receptacles shall be provided in accordance with State standards.

- L. All plumbing facilities shall be inspected and approved by the La Grande Community Development Department/Building Division.
- M. Each recreation vehicle space shall be provided with electrical service.

SECTION 3.3.003 – PARKING, OCCUPANCY AND STORAGE OF RECREATIONAL VEHICLES AND CAMPING

- A. It shall be unlawful to occupy a Recreational Vehicle, tent, bivouac, tarp or other portable shelter for camping, living, sleeping, or other purposes other than in an approved Recreational Vehicle Park or campground, except as follows:
 - 1. Camping associated with bona fide guest usage is permitted but shall not to exceed thirty (30) days cumulatively in any twelve (12) month period. Camping shall only be permitted where sanitation facilities exist on-site such as a potable water source, restrooms and showers.
 - 2. Recreational Vehicle Occupancy associated with the construction of a new dwelling, on a vacant or redevelopment lot, may be permitted subject to obtaining a Temporary Use Permit as provided for in Article 8.3 of this Code, and subject to the following Conditions.
 - a. Only one Recreational Vehicle may be permitted and shall be occupied by the owner of the property.
 - b. A Temporary Use Permit shall only be considered following the property owner obtaining the required Building Permits for the construction of the new dwelling.
 - c. The Temporary Use Permit shall be effective for six (6) months, with provision of a six (6) month extension, provided the required Building Permits remain valid. The Temporary Use Permit shall be limited to a maximum period of one (1) year.
 - d. Recreational Vehicle Occupancy associated with the construction of an accessory structure shall not be allowed.
 - 3. Camping in a recreational vehicle, tent, bivouac, tarp or other portable shelter shall be allowed as part of a bona fide event recognized by the City.
- B. An unoccupied Recreational Vehicle shall not be stored within the front yard of any residential use if such storage results in a violation of the “clear vision area” or “sight triangle” provisions of this Code.
- C. It shall be unlawful to park a Recreational Vehicle on a public right-of-way for a time period exceeding forty-eight (48) hours. Parking of Recreational Vehicles shall be in compliance with the City of La Grande “Parking Ordinance”.