

Date: May 5, 2021  
To: Yachats City Council  
From: Katherine Guenther, City Planner  
Re: Workampers

## Summary

The Workamper proposal falls under the YMC definition of a recreational vehicle park. Recreational vehicle parks are not a permitted or conditional use in any zone. The closest use allowed is a conditional use for a manufactured dwelling park. However, the definition of “manufactured dwelling” specifically excludes RV’s. Manufactured dwelling parks are allowed as a conditional use in the R3 through C1 zones. In R4 and C1, conditional uses also include “other buildings and uses similar” to those specifically allowed. For example, a recreational vehicle park may be allowed in the R4 or C1 zone if it is determined that it “shall not have any different or more detrimental effect” than a manufactured dwelling park.

## From Section 9.04.030 Definitions

“Recreational vehicle” means a vacation trailer or other unit with or without motive power, which is designed for human occupancy and to be used temporarily for recreational or emergency purposes, and has a gross floor space of less than four hundred (400) square feet. “Recreational vehicle” includes camping trailers, camping vehicles, motor homes, park trailers, bus conversions, van conversions, tent trailers, travel trailers, truck campers and any vehicle converted for use or partial use as a recreational vehicle. The unit shall be identified as a recreational vehicle by the manufacturer.

“Recreational vehicle park” means a lot or tract where the primary land use is the parking on a fee or other basis of occupied recreational vehicles.

“Manufactured dwelling” means:

1. A residential trailer, a structure constructed for movement on the public highways, that has sleeping, cooking and plumbing facilities, that is intended for human occupancy, is being used for residential purposes and was constructed before January 1, 1962;
2. A mobile home, a structure constructed for movement on the public highways, that has sleeping, cooking and plumbing facilities, that is intended for human occupancy, is being used for residential purposes and was constructed between January 1, 1962 and June 15, 1976, and met the construction requirements of Oregon mobile home law in effect at the time of construction;
3. A manufactured home, a structure constructed for movement on the public highways, that has sleeping, cooking and plumbing facilities, that is intended for human occupancy, is being used for residential purposes and was constructed in accordance with Federal manufactured housing construction and safety standards and regulations in effect at the time of construction.

“Manufactured dwelling” does not mean any building or structure subject to the structural specialty code adopted pursuant to ORS 455.100 to 455.450 or any unit identified as a recreational vehicle by the manufacturer.

“Manufactured dwelling park” means any place where four (4) or more manufactured dwellings as defined in ORS 446.003 are located within five hundred (500) feet of one another on a lot, tract or parcel of land under the same ownership, the primary purpose of which is to rent space or keep space for rent to any person for a charge or fee paid or to be paid for the rental or use of the facilities or to offer space free in connection with securing the trade or patronage of such person. “Manufactured dwelling park” does not include a lot or lots located within a subdivision being rented or leased for occupancy by no more than one manufactured dwelling per lot if the subdivision was approved by the City under an ordinance adopted pursuant to ORS 92.010 to 92.190.

## RV Use By Zone

**R1 through C1 Permitted Use:** A recreational vehicle used for dwelling purposes during the construction of a new dwelling or a remodel that makes an existing dwelling uninhabitable during construction. A building permit shall be issued for the new or remodeled dwelling (temporary buildings or shelters of any kind are not permitted unless a building permit for the permitted use has been issued), provided such construction must be commenced within ninety (90) days from the date that the recreational vehicle or manufactured dwelling is placed upon the property and further provided that such construction must be completed and the recreational vehicle or manufactured dwelling removed from the premises within one year from the date of the commencement of construction.

**R2 through C1 Additional Permitted Use:** [Section 9.68.060 Recreational Vehicles](#)

**R3 through C1 Conditional Use:** [Section 9.68.030 Manufactured dwelling parks](#)

**R4 and C1 Additional Conditional Uses:** Other buildings and uses similar to the list above which shall not have any different or more detrimental effect upon the adjoining neighborhood areas or zones than the buildings and uses specifically listed, provided that retail sales uses, unless specifically listed, shall only be incidental and directly related to the operation of permitted uses.

## Other Sections of Interest

[Section 9.68.070 Disaster emergency housing provision](#)

[Section 8.08.030 Use of public sewers required](#)