

# RV OCCUPANCY ON PRIVATE PROPERTY



**Temporary Guidelines** from the City of Springfield, starting October 2020



## THESE GUIDELINES DO NOT APPLY TO:

- 1 RV Parks.
- 2 Manufactured dwelling parks.
- 3 Campgrounds.
- 4 Churches and industrial sites that participate in the *Overnight Parking Program*.

## Hello Recreational Vehicle Owners!

Due to the heightened need for temporary housing in our community, the City of Springfield will allow temporary occupancy of recreational vehicles (RVs) when they are parked on private property as described here.

City staff will use these guidelines for the temporary measure and continue to uphold safety and health standards aimed at protecting the occupants of the RVs. All other city ordinances for the protection of health and safety shall remain in effect.

Failure to follow these guidelines in a manner that threatens the health and safety of the temporary residents, property owners, neighbors or public may result in enforcement actions.

## RV DEFINITION

Recreational vehicle is defined in the Springfield Development Code as:

*“A vacation trailer or other unit, with or without motive power, which is designed for human occupancy and to be used temporarily for recreational, seasonal, or emergency purposes and has a gross floor space of less than 400 square feet. The term 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 or converter.”*

For purposes of these guidelines, an RV also includes a tiny house on wheels suitable for transport on a public street.

## General Guidelines

- RV must be Roadworthy.
  - ♦ The RV must be in a drivable or towable condition and licensed as appropriate.
  - ♦ RVs that cannot be easily driven off or towed from the property are deemed a nuisance and subject to code enforcement.
- No structures shall be connected to the RV.
- All personal items shall be kept in the RV or otherwise screened from view from any public right-of-way (including alleys).
- Property owners may not charge rent, but may ask the RV occupants to contribute toward utilities.



## Good Neighbor Approach

A good neighbor approach is strongly recommended for all property owners, business owners, and temporary residents. The City will continue to take action to enforce noise, sanitation, nuisance, and other public health and safety code violations.

**RVs are not allowed on vacant lots.**

**READ ON for information based on your RV's location**

# RV GUIDELINES

## BASED ON PROPERTY TYPE

### RV'S ON RESIDENTIAL PROPERTY

*RVs may be parked on property developed with a single-family house or a duplex.*

- Property owner may grant permission for one RV.
- RV must be parked in a legal parking area (driveway) or parked behind the front facade of the house. (Springfield Municipal Code 5.002(11) – Prohibited parking)
- RVs parked behind the front façade of the primary structure may be screened using standard fencing materials.
- The RV must be parked at least three feet from any interior property line and shall not create a sight or physical obstruction for traffic (including pedestrians).
- It is recommended that the RV be parked at least three feet from any structure.
- Any additional structures (carports, sheds) provided for the use of the temporary residents must comply with the zoning requirements of the district.

*Sanitation Facilities must be provided for the RV occupants.*

- Residents may make sanitary facilities available within the primary residence.
- The RV occupants may use holding tanks within the RV that are emptied off-site.
- A certified vendor may go to the site to pump out RV holding tanks.
- The property owner may allow an RV connection to an existing sanitary sewer line, contact the City for applicable requirements.
- Portable toilets are not allowed.

*Electrical connections may be provided to the RV.*

- An extension cord may be extended from an approved outlet.
- The property owner may obtain approval for and install a pedestal for a plug-in, contact the City for applicable permits.
- Use of generators is not allowed.
- Hard (permanent) connections are not allowed.

*Garbage Service must be provided.*

- The residents must have regular garbage service and allow the RV occupants to utilize this service.

### RV'S IN PARKING LOTS

*Property owners of commercial businesses, public entities, and religious institutions/ places of worship may allow RVs.*

- Property owner may grant permission for one or more RVs.
- RVs must be parked within the parking lot.
- Any additional structures (carports, sheds) provided for the use of the RV occupants must comply with the zoning requirements of the district.

*Sanitation Facilities must be provided for the RV occupants.*

- Business/property owner may make sanitary facilities available within an existing structure.
- Business/property owners may provide portable toilets that are regularly serviced and maintained.
- The RV occupants may use holding tanks within the RV that are emptied off-site.
- A certified vendor may go to the site to pump out RV holding tanks.
- The property owner may allow an RV connection to an existing sanitary sewer line, contact the City for applicable requirements.

*Electrical connections may be provided to the RV.*

- An extension cord may be extended from an approved outlet.
- The property owner may obtain approval for and install a pedestal for a plug-in, contact the City for applicable permits.
- Use of generators is not allowed.
- Hard (permanent) connections are not allowed.

*Garbage Service must be provided.*

- The business/property owner must have regular garbage service and allow the RV occupants to utilize this service.

#### Community Development Division

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City of Springfield, Oregon

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#### Permits for utility hookups:

Chris Carpenter,  
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#### All other RV inquiries:

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