CITY OF LYONS

PHONE: (503)859-2167
FAX: (503)859-5167
WWW.CITYOFLYONS.ORG

449 5TH STREET
LYONS, OREGON 97358
cityoflyons@wavecable.com

TEMPORARY OCCUPANCY OF A RECREATIONAL VEHICLE

Received By:_____

Date:_____

NAME OF PROPERTY OWNER:_____

MAILING ADDRESS:_____

STREET ADDRESS:_____

Phone: _____ email: _____

TWP: _____ RANGE: _____ SEC: _____ TAX LOT: _____

BUILDING A HOME?_____ PLACING A MANUFACTURED HOME? _____ OTHER? _____

REASON FOR APPLICATION:

_____

_____

NAME OF OCCUPANT(S):_____

MAKE AND MODEL OF RECREATIONAL VEHICLE:_____

_____

SIZE OF RECREATIONAL VEHICLE (MINIMUM USABLE FLOOR AREA MUST BE AT LEAST 124 SQUARE FEET):_____

CURRENT LICENSE AND REGISTRATION MUST BE MAINTAINED ON THE RECREATION VEHICLE (PROOF MUST BE ATTACHED). MONTH AND YEAR REGISTRATION EXPIRES:_____

SEPTIC - Once your new septic tank has been inspected, you may hook up to it. In certain cases, it may be possible to hook up to an existing septic tank. In either event, a copy of the septic permit must be on file with the City. If not hooking up to a septic tank, recreational vehicles must be self-contained.

WILL YOU WANT TO HOOK UP TO A SEPTIC TANK OR WILL YOUR RECREATIONAL VEHICLE BE SELF-CONTAINED? _____

By signing below, I am stating that I have received a copy and have read and understand all of Lyons Municipal Code Sections 18.30.010(H); 18.30.020; 18.30.130.

SIGNATURE OF APPLICANT _____ DATE:_____

CITY MANAGER APPROVAL:_____ DATE:_____

City of Lyons, OR
Thursday, October 29, 2026

Title 18. Zoning

Chapter 18.30. SUPPLEMENTARY PROVISIONS

§ 18.30.010. General provisions regarding accessory uses.

Accessory uses shall comply with all requirements for a principal use, except where specifically modified by this section. Accessory uses shall not be used for human habitation except as specified in this section. Accessory uses shall comply with the following standards:

A. Fences, hedges or walls may be located within required yards, except at the intersection of the edge of a driveway and property line in which a 15-foot clear vision area shall be maintained as described in LMC § **18.30.100**. Elsewhere, fences, hedges and walls shall not exceed six feet in height in residential and commercial zones and eight feet in height in industrial zones.

B. A greenhouse or hothouse may be maintained accessory to a dwelling. No sales shall be made from a greenhouse or hothouse maintained as an accessory use in a residential zone unless it is operating as a home occupation.

C. Regardless of the side yard requirements of the zone, in a residential zone a side or rear yard may be reduced to three feet for an accessory structure erected more than 65 feet from a street other than an alley, provided the structure is detached from other buildings by five feet or more and does not exceed a height of one story nor an area of 450 square feet.

D. Accessory structures, other than garages, shall be detached from all other buildings by at least eight feet.

E. A garage shall be located a minimum of 25 feet from the front property line, 10 feet from the street side property line and five feet from the interior property line.

F. Residential yard, lot size and lot coverage standards affecting a single-family dwelling permitted in an industrial zone as a caretaker or night watchman residence, if attached to the industrial establishment, may be waived by the city planning commission.

G. Boats, trailers, detached campers, motorized dwellings and similar recreation equipment may be stored on a lot as an accessory use to a dwelling; provided, that:

1. Storage shall not be permitted on the street right-of-way; and

2. Storage shall not be permitted in a front or street side yard.

H. Temporary Occupancy of Recreation Vehicle or Other Mobile Residence.

1. Except as provided for in subsection (H)(2) of this section, and in LMC § **18.30.020**, a recreational vehicle, trailer, camper or other mobile residence may be used for sleeping or housekeeping purposes only under one of the following circumstances:

   a. It is located within an approved recreation vehicle park.

   b. It is located on the premises of a private residence and shall be occupied for a period of not more than 14 consecutive days within any 28-day period.

c. It is located within the street right-of-way and shall be occupied for a period of not more than 96 consecutive hours within any 14-day period.

2. The city council may approve a temporary use permit for the location of a recreation vehicle, camper, trailer, or other mobile residence on the premises of a private residence under the following circumstances:

a. An application for a temporary use permit for a residence shall be filed with the city manager at least 10 days prior to the city council meeting at which the request shall be considered. A filing fee shall accompany an application for a temporary use permit for a residence. The filing fee shall be in accordance with a fee schedule adopted by resolution of the city council.

b. The temporary residence shall be for a period of not more than 90 consecutive days and shall be located on the property to alleviate a temporary housing hardship which cannot otherwise be satisfied within a recreation vehicle park. If the hardship has not been alleviated the city council may renew the temporary use permit for an additional 90-day period.

c. The temporary housing hardship shall be related to either a verified medical circumstance or a verified problem resulting from fire or other disaster.

d. Conditions may be imposed which the city council deems appropriate to maintain the public health and safety and the overall appearance of the neighborhood.

(Amended during 2006 recodification; Ord. P10-21 § 6.010, 1997; Ord. P10-61 § 3, 2002; Ord. G1-2006 § 28, 2006; Ord. G2-2015 § 1, 2015; Ord. 2021-4 § 3, 2021)

City of Lyons, OR
Thursday, October 29, 2026

Title 18. Zoning

Chapter 18.30. SUPPLEMENTARY PROVISIONS

§ 18.30.020. Temporary use of a recreation vehicle as a dwelling while a permanent residence is being constructed.

A recreation vehicle may be placed on a lot while a single-family dwelling or a manufactured home is being constructed or placed on the site, subject to the provisions of this section.

A. An application for the temporary use of a recreation vehicle as a dwelling while a permanent residence is being constructed shall be filed with the city manager at the time of a request for a building permit or manufactured home placement permit for the permanent residence, or at a subsequent date. A filing fee shall accompany an application for the temporary use. The filing fee shall be in accordance with a fee schedule adopted by resolution of the city council. Action to approve or deny the application shall be made by the city manager and notification of such decision shall be submitted to the city council.

B. The initial permit for temporary occupancy for the recreation vehicle shall remain in effect for no longer than six months. If the permanent dwelling or manufactured home has not been completed within the six-month time period, the city council may consider a request for an extension of the time period for an additional period, not to exceed six months. Not more than two time extensions may be granted.

C. At the end of the time period for the temporary occupancy of the recreation vehicle, the temporary occupancy shall cease and evidence of discontinued use of the recreation vehicle shall be provided to the city. All utility hookups shall be terminated. The recreation vehicle shall either be removed from the site, or it may be stored on the property as an accessory use in accordance with the provisions of LMC § **18.30.010**.

D. A recreation vehicle which is used as a temporary residence in accordance with this section shall have a minimum usable floor area of 124 square feet and be self-contained. Current license and registration must be maintained on the recreation vehicle.

E. If the recreation vehicle is to be replaced on the property by another recreation vehicle, the replacement recreation vehicle shall be reviewed and approved by the city council prior to placement.

(Amended during 2006 recodification; Ord. P10-21 § 6.015, 1997; Ord. P10-61 § 3, 2002; Ord. G2-2015 § 1, 2015; Ord. 2021-4 § 3, 2021)

City of Lyons, OR
Thursday, October 29, 2026

Title 18. Zoning

Chapter 18.30. SUPPLEMENTARY PROVISIONS

§ 18.30.130. Temporary hardship manufactured dwellings.

A. Purpose. The purpose of this section is to provide for the temporary placement of a manufactured dwelling under verified circumstances related to either a medical hardship or advanced age of a resident of the property which requires the provision of supervised care and assistance on a continuing basis, and to assure the temporary nature and continuing validity of the manufactured dwelling placement as a second dwelling on the property to meet the hardship circumstances.

B. Procedure for Approval of a Temporary Hardship Manufactured Dwelling.

1. An applicant for a temporary hardship manufactured dwelling shall apply to the planning commission for review of the proposal to place the manufactured home on a lot. At the time of application, the applicant shall provide the necessary information to meet the requirements and standards for placement of the temporary hardship manufactured dwelling. The application shall include a site plan showing where the manufactured dwelling will be placed on the lot and the distances between it and the principal dwelling on the lot and all property lines.

2. The planning commission shall review the application for the temporary hardship manufactured dwelling at a public meeting. The planning commission meeting shall be held within 35 days of the date of application. The planning commission decision shall be made within 35 days of the date of the initial public meeting. The planning commission shall either approve or deny the application and may establish conditions of approval.

3. Notice of the planning commission public meeting shall be mailed to all owners of property which abut the lot where the temporary hardship manufactured dwelling is to be placed.

4. The decision of the planning commission may be appealed to the city council as provided for in LMC § **18.55.010**. The council shall then hold a public hearing on the appeal. The hearing notice shall be mailed to abutting property owners. The council hearing shall be held within 35 days of the date of the appeal. The city council shall make a decision on the appeal within 35 days of the closure of the public hearing.

C. Standards and Requirements for Temporary Hardship Manufactured Dwellings. A manufactured home may be temporarily placed on a lot in hardship circumstances when the following standards and requirements are met:

1. A licensed Oregon physician has certified that a medical hardship exists and the afflicted person requires daily supervision and care; or the person to be cared for has provided documentation of being 70 years of age or older.

2. The temporary hardship manufactured dwelling is placed on the same lot as the principal dwelling.

3. The person with the hardship will occupy the temporary hardship manufactured dwelling and the person(s) providing the care and assistance will occupy the principal dwelling on the lot.

4. The person(s) providing care for the person(s) with the hardship agree in writing to remove the temporary hardship manufactured dwelling within 90 days after the hardship condition no longer applies to the manufactured dwelling.

5. The manufactured dwelling placement complies with all applicable zoning ordinance provisions or the appropriate variances have been obtained.

6. An additional plumbing hookup to the existing sewage disposal system on the property shall be required. The hookup shall comply with the Oregon State Plumbing Code.

D. Biennial Review. Each permit for the placement of a temporary hardship manufactured dwelling shall be reviewed every two years by the planning commission. At the time of review each permit holder shall be required to verify, in writing, that all of the circumstances which applied at the time of initial approval are still in effect.

E. Removal of Temporary Hardship Manufactured Dwelling. The manufactured dwelling shall be removed from the property within 90 days of the time the temporary hardship no longer exists. All utility hookups to serve the manufactured dwelling shall either be removed or disconnected so that they are no longer visible within 90 days of the time the temporary hardship no longer exists.

F. Temporary Hardship Permit Not Transferable. This permit is not transferable to other persons or property.

(Ord. P10-21 § 6.105, 1997; Ord. 253-2026 § 1, 2026)