City of Yamhill
A small taste of Oregon

DO 2026-04
ORDINANCE NO. (O-2026-XXX)

AN ORDINANCE AMENDING TITLE 10 OF THE YAMHILL MUNICIPAL CODE TO UPDATE REGULATIONS GOVERNING TEMPORARY DWELLINGS

WHEREAS, on June 10, 2026, the City of Yamhill initiated an application to amend Title 10 of the Yamhill Municipal Code to update and clarify regulations governing the use of temporary dwellings within the City; and,

WHEREAS, the Planning Commission determined that revisions to the temporary dwelling regulations are necessary to protect public health and safety, address outdated terminology, ensure consistency with state law, and improve enforcement and permitting procedures; and,

WHEREAS, required notice of the proposed amendments was provided to the Oregon Department of Land Conservation and Development (DLCD), and no comments were received property to the public hearing; and,

WHEREAS, the Planning Commission held a duly noticed public hearing on September 21, 2026, reviewed the proposed amendments, and found that the proposal complies with the applicable criteria in the Yamhill Municipal Code; and,

WHEREAS, the Planning Commission recommended City Council approval of the proposed amendments, as set forth in Exhibit “A,” attached hereto and incorporated by reference; and,

WHEREAS, the City Council held a duly noticed public hearing on October 14, 2026.

NOW, THEREFORE, THE CITY OF YAMHILL ORDAINS AS FOLLOWS:

SECTION 1. Adoption. The findings contained in the Planning Commission’s Order of Recommendation for the Temporary Dwellings text amendment, dated September 21, 2026, are hereby adopted as the findings of the City Council and incorporated herein by reference.

SECTION 2. Amendments. Title 10 of the Yamhill Municipal Code is amended as set forth in the attached, "Exhibit A," which updates definitions, renames Chapter 10.84 to "Temporary Dwellings," and establishes new regulations governing temporary guest facilities, temporary residential use during construction, and the prohibition of temporary dwellings on vacant residential properties.

SECTION 3. Effective Date. This ordinance shall become effective on the 30th day after adoption as provided by the City Charter of Yamhill, Oregon.

SECTION 4. Codification. The City Recorder is hereby directed to codify this ordinance as a part of the Yamhill Municipal Code.

Signed:

First Reading: (Date)

Second Reading:

	AYE	NAY
Askey	____	____
Kind	____	____
Featherston	____	____
Pairan	____	____
Corrigan	____	____

_____ _____
Shea Corrigan, Mayor Date

Attest:

_____ _____
Angie Fowler, City Recorder Date

DRAFT

Exhibit A

A. Amend Section 10.08.010 (old language ~~stricken~~ new language underlined):

~~"Trailer (travel or vacation)" means a vehicle or structure equipped with wheels for highway use that is intended for human occupancy, which is not being used for residential purposes and is being used for vacation and recreational purposes.~~

~~"Travel trailer parks" means an area containing one or more spaces designed for the temporary parking and convenience of travel trailers and similar recreational vehicles.~~

"Recreational vehicle parks" means an area containing one or more spaces designed for the temporary parking and convenience of recreational vehicles, including park model RVs.

“Park model recreational vehicle (PMRV)” means a specific type of recreational vehicle in compliance with ORS 803.036 that: (1) is designed for use as temporary living quarters; (2) is built on a single chassis mounted on wheels; (3) has a gross trailer area of 400 square feet or less; (4) Is more than eight and one-half feet wide; (5) complies with any manufacturing standards recognized by the Oregon Department of Transportation (ODOT) as applicable to PMRVs. A park model recreational vehicle is not a manufactured home or mobile home by ODOT by rule.

B. Replace Chapter 10.84 in its entirety with the following:

TEMPORARY DWELLINGS

§ 10.84.010. Purpose.
The purpose of Chapter 10.84 is to provide requirements for the placement of temporary dwellings within the City.

§ 10.84.020. Use of Residential Trailers, Mobile, Manufactured or Prefabricated Dwelling Units as Temporary Dwellings.
The City shall prohibit the use of a residential trailer, recreational vehicle (including park models), mobile home, manufactured home, or prefabricated dwelling unit as a temporary dwelling on vacant land.

§ 10.84.030. Use of a Recreational Vehicle as Guest Quarters or Temporary Residence.

(A) Guest Facilities. The City shall permit the use of a recreational vehicle (excluding park model) as temporary guest quarters on the same lot as an existing residence and subject to the following:
  (1) Such quarters remain dependent upon the residence for bathroom facilities.

(2) There shall be a time limit of 30 days and require a Temporary RV Permit issued by the City before locating the RV.

(3) No more than two permits shall be issued for the same property during a calendar year.

(B) Temporary Residence During Construction. The City shall permit the use of a recreational vehicle (including park model) as a temporary residence on an individual lot during construction of a home, placement of a manufactured home, or repairs to an uninhabitable residence. This action requires a Type I review and shall be subject to the following requirements:

(1) The recreational vehicle shall only be occupied by the owner of the lot on which the recreational vehicle is located.

(2) The recreational vehicle shall be placed upon the lot on which a building permit for a housing unit has been obtained.

(3) Satisfactory progress in the opinion of the Building Official must be made toward the completion of the housing unit.

(4) The recreational vehicle shall be connected to City water and sewer service.

(5) The recreational vehicle shall be placed to comply with any yard requirements of the zoning district in which it is located.

(6) Unless otherwise stored on site per provisions in Section 10.72.070, the recreational vehicle shall be removed from the site within 30-days of receiving a certificate of occupancy for the residence.

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