



## Lane County Planning Commission Memo

November 12, 2024 (Date of Memorandum)  
November 19, 2024 (Public Hearing)

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**TO:** Lane County Planning Commission  
**DEPARTMENT:** Public Works / Land Management Division  
**PRESENTED BY:** Rachel Serslev, Senior Planner  
**RE:** **Department File No. 509-PA24-05600** / Amendments to Lane Code 16.290 to incorporate an allowance for rental recreational vehicles in rural residential zones as allowed by Senate Bill 1013 and ORS 215.490.

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### I. PROPOSED MOTIONS FOR NOVEMBER 19, 2024, PUBLIC HEARING:

- 1) Move to forward a recommendation that the Board adopt the proposed amendments to Lane Code as presented;
- 2) Move to forward a recommendation that the Board adopt the proposed amendments to Lane Code with specific revisions (state revisions); or
- 3) Move to direct staff to revise the proposed amendments and return to the Planning Commission for recommendation to the Board.

### II. ISSUE:

The proposal before the Planning Commission is an amendment to Lane Code (LC) 16.290, initiated by the Land Management Division (LMD) in response to the passing of Senate Bill (SB) 1013, which allows rental recreational vehicles (RV) in rural residential areas, subject to certain criteria.

### III. DISCUSSION:

#### A. Background

SB 1013 and Oregon Revised Statute (ORS) 215.490 allows RVs in rural residential zoned areas to be occupied as dwellings, subject to certain conditions. The bill was passed on July 23, 2023, and became effective on January 1, 2024.

On September 17, 2024, staff went before the Board of County Commissioners (the Board) to receive policy direction on implementation of the bill. At that work session, staff presented several policy questions regarding specific standards for allowing rental RVs and sought direction for the future code amendment project. Generally, the policy questions focused on ensuring the rental RVs and property owner provides adequate facilities for the RV to be a permeant dwelling and compatibility between

rental RVs and other uses. The Board supported all suggestions by staff and gave guidance on other optional standards.

Outreach and noticing of the proposed LC 16.290 amendments have included:

- On October 14, 2024, notice of the proposed change was provided to the Department of Land Conservation and Development (DLCD).
- On October 22, 2024, the proposed draft code was published.
- On October 29, 2024, notice of public hearing was published in the Register Guard and sent to interested parties.

## **B. Overview of Proposed Code Revisions**

SB 1013 authorizes counties to allow the owner of a lot or parcel in a rural area to site one RV used for residential purposes on their property. “Rural area” is defined by the bill as areas zoned for rural residential use as defined in ORS 215.501 or land that is within the urban growth boundary of a metropolitan service district, but not within the jurisdiction of any city, and zoned for residential use. ORS 215.501 defines areas zoned for rural residential use as “land that is not located inside an urban growth boundary as defined in ORS 195.060 (Definitions) and that is subject to an acknowledged exception to a statewide land use planning goal relating to farmland or forestland and planned and zoned by the county to allow residential use as a primary use.” The zoning designation in Lane County for these lands is Rural Residential (RR1, RR2, RR5 and RR10), designated by the Rural Comprehensive Plan (RCP). Regarding the latter half of the “rural area” definition, Lane County does not have any lands within the urban growth boundary of a metropolitan service district, so that provision is inapplicable.

The allowance is subject to several criteria, as specified by the bill. The minimum criteria are:

- The RV cannot be used for vacation occupancy, pursuant to ORS 90.100(51), meaning the stay must exceed 45 days. Staff have not identified a statutory maximum time-limit.
- A single-family dwelling must exist on the property and must be the primary residence of the property owner. No other dwelling units may exist on the property.
- The property may not be in an urban reserves area.
- No portion of the single-family dwelling may be rented as a residential tenancy.
- The RV may not be used for vacation occupancy.
- The RV must be owned or leased by the tenant.
- The property owner must provide essential services (sewage disposal, water, electric, and if required by applicable law, a drainage system) to the RV space.

SB 1013 provides counties the option to implement the following standards:

- Require the RV be registered with the County
- Require that the owner of the property and the tenant enter into a written residential rental agreement
- Limit the amount of payments that the property owner may accept from the tenant to those reasonably necessary to cover the owner’s costs or losses
- Require that the RV comply with any reasonable appearance, repair, inspection or siting standards

The Board provided policy direction on the optional standards provided by the bill. Generally, the Board supported a requirement that the property owner and tenant have a rental agreement and did not support limiting the amount of rent for the RV. The Board also supported some additional standards to address appearance, repair, inspection, and siting. These additional standards are discussed below.

While not explicitly required in the SB 1013, staff suggested, and the Board supported, including a setback requirement of 10 feet between the rental RV and dwelling on the property. Per the Oregon Structural Specialty Code (OSSC), structures with residential occupancy are required to have fire separation of 10 feet to forego fire-resistance ratings (a fire wall), which would be infeasible to install for an RV. Therefore, while this requirement is not required by the bill, it should be included in draft code to meet fire separation standards and ensure fire safety of the residential units.

Furthermore, staff suggested that the future code amendments require that the rental RV be located on a graveled or paved parking area. This is not a standard required by SB 1013, but staff understands that it is a best practice considering building codes. Having a paved or graveled parking area provides a stable and level location for long-term placement of the RV, reduces the likelihood of erosion concerns, and may prevent leakage from the RV from permeating into the soil or groundwater. The Board supported including this requirement in the draft code.

Lastly, SB 1013 does not require a land use process for approval of a rental RV on a property. The Board supported pursuing a streamlined process for permitting rental RVs. As drafted, this is proposed to be an outright permitted use that can be reviewed “over the counter,” without need for a land use permit. Building permits will be necessary for installation of a pedestal for electric service and sanitation/plumbing permits required for the RV to be hooked into a septic system and to have a water line.

**Policy Decisions:**

SB 1013 outlines several criteria that the County may implement. These options were put before the Board as policy questions to inform the drafting of code to implement SB 1013. The Board provided the following direction and staff drafted the code in alignment with this direction.

<b>SB 1013 Optional Standards</b>	<b>Purpose</b>	<b>Board Policy Direction</b>
Require the rental RV use be registered with the County.	To track the rental RVs in addition to the building permits that will be required.	Not supported
Require that the owner of the property and the tenant enter into a written residential rental agreement.	To ensure that the property owner and then tenant have agreed upon all aspects of the rental.	Supported
Limit the amount of payments that the property owner may accept under ORS 90.140 <sup>1</sup> from the tenant to those reasonably necessary to	If the Board desires rent control for the rental RVs. What monetary amount reasonably covers the	Not supported

<sup>1</sup> Lists types of payments that a landlord may require or accept, including applicant screening charges, deposits to secure execution of rental agreement, security deposits, rent and fees, prepaid rent, utility and service charges, late charges and fees, and damages for noncompliance with rental agreement.

cover the owner’s costs or losses.	owners’ costs/losses?	
Require that the rental RV comply with any reasonable appearance, repair, inspection or siting standards.	A variety of criteria could be adopted. <i>See discussion below.</i>	<i>See table and discussion below</i>

One of the options outlined by the bill is that the rental RV comply with any reasonable appearance, repair, inspection, or siting standards. Through internal discussion with other County departments, such as building, on-site wastewater and code enforcement, and review of code amendments initiated by other counties, several suggested policy questions/suggestions were provided below for the Board’s consideration.

<b>Policy Question</b>	<b>Justification</b>	<b>Board Policy Direction</b>
Should there be special setbacks for the rental RV from resource zoned properties?	Having additional setbacks from resource zoned properties to address wildfire risk and/or compatibility issues with farm and forest zone uses.	Supported
Should there be required fencing or screening around the rental RV?	Address potential compatibility issues with neighboring properties and uses.	Not supported
Should the rental RV be required to contain a toilet, sink and/or shower, and if it does not, should those facilities be otherwise provided by the property owner?	The definition of “recreational vehicle” specifies that at a minimum the RV will have cooking and sleeping facilities, but there is no requirement that the RV have a toilet, sink or shower. This potentially could lead to public health concerns.	Partially supported; toilet and sink required but not shower.
Should the rental RV be allowed to be parked inside a structure and if so, should adequate ventilation be required?	Explicitly allowing the RV to be parked inside a structure could reduce compatibility concerns/visual impacts. A structure could also protect the RV from snow and wind loads. However, adequate ventilation of the structure should be required, such as requiring the structure be open on multiple sides for adequate air flow.	Supported
Should the property owner be required to provide a storage space for the tenant of the rental RV?	This requirement could address concerns with potential nuisance situations or compatibility concerns by	Not supported

	providing indoor storage for a tenants belongings.	
Should rental RVs be disallowed in the floodplain?	Because RVs are not permanent structures, they are more susceptible to flood hazard and development standards, such as anchoring and elevation, will be required when an RV will be on a site for more than 180 consecutive days.	Questions on how many eligible lots are in the regulatory floodplain. <i>See below.</i>

In regard to rental RVs being prohibited in the floodplain, the Board had follow up questions on how many lots eligible for an RV would be disallowed from the establishing the use if the RVs were not permitted in the floodplain.

Staff conducted a query using the minimum criteria of the senate bill and found that approximately 12,800 properties in rural Lane County would potentially be eligible to have a rental RV. The minimum criteria includes lots zoned Rural Residential, properties developed with a single-family dwelling and properties not within the Eugene Urban Reserves area. Of these 12,800 properties, approximately 3,700 have some regulatory floodplain and 790 parcels are completely encumbered by the regulatory floodplain. It is important to note that this is an approximate query that was done with the minimum possible criteria for establishing a rental RV, and of these, some lots might not qualify for a rental RV because of other property specific characteristics that could not be queried for.

Lane Code 16.244 (5)(b)(iii)(ee) currently requires that RVs in the floodplain be ready for highway use and on site for less than 180 days, or the RV must be anchored and elevated. The Board expressed interest in ensuring that the rental RVs are operational and easily moveable to avoid the RVs becoming a permanent fixture on the property and potentially a nuisance. Since the rental RVs allowed by SB 1013 are intended for long-term use and will likely be established for periods longer than 180 days, they would be subject to the anchoring and elevation requirements of the floodplain code. Due to the need for clear and easily identifiable code requirements, coupled with the public safety hazards associated with siting RV in the floodplain, staff recommends prohibiting placement of the rental RVs in the floodplain entirely. Although almost 800 properties could be prevented from having a rental RV if they are prohibited in the floodplain, staff suggests, and the proposed code includes a prohibition on RV placement in the floodplain due to the existing requirements of the floodplain code.

**Provision Not Considered by the Board:**

The code provisions discussed in this section are topics that were not specifically considered by the Board.

Staff finds that the verification of adequate water supply is necessary for properties that are in unincorporated communities and within water quantity limited areas as designated by Lane Manual 13.010(2) to be in compliance with Oregon Administrative Rule (OAR) 660-022-0000, the Unincorporated Community Rule and the Lane County Rural Comprehensive Plan polices related to water resources. A provision for verification of adequate water supply is included in the draft code. Staff determined that this provision was necessary after the Board work session on this

code amendment, so no policy direction was received from the Board. However, staff finds that this provision is necessary for compliance with the OAR and the Lane County Rural Comprehensive Plan.

The minimum criteria of SB 1013 requires that the rental RV not be used for vacation occupancy. Staff recommends and has included in the draft code that the property owner record a covenant against the property acknowledging that the rental RV will not be used for vacation occupancy. This requirement is the same as what is required for accessory dwelling units and is similar to what is required for guest houses. A covenant is necessary so that the property owner explicitly acknowledges that they cannot use the rental RV for short term rental purposes, and if the property is sold, prospective buyers and future owners are also aware of the restriction on the use of the RV site.

Staff has also included a provision in the draft code that requires that the property not be subject to an open code enforcement action. This provision, in essence, will require that the property owner resolve any open compliance issues on the property before they can establish a rental RV on their property, unless the code infraction is for an occupied RV and can be remedied through the approval of the rental RV.

### **C. Comments Received**

At the time of completion of this memo, no comments have been received on the proposed code amendments.

### **D. Applicable Criteria – Draft Findings**

The proposed amendments are subject to the applicable criteria identified in Lane Code 12.100.005, 12.100.050, 16.252, and applicable Rural Comprehensive Plan/Statewide Planning Goals. Draft findings of fact are as follows:

#### ***LC 12.100.005 Purpose.***

***A. The board shall adopt a comprehensive plan. The general purpose of the comprehensive plan is the guiding of the social, economic, and physical development of the County to best promote public health, safety, order, convenience, prosperity and general welfare.***

The proposed amendments do not impair the purpose of the Rural Comprehensive Plan as the guiding document for Lane County. The proposed amendments update implementing regulations and follow the laws determined by the State of Oregon to best promote the will of the people. Adoption of the proposed amendments will bring the implementing regulations into compliance with State law, promote consistency at the local level with the applicable state laws, and will not affect compliance of the Rural Comprehensive Plan and implementing regulations with the Statewide Planning Goals or other applicable State law.

#### ***LC 12.100.050 Method of Adoption and Amendment***

***A. The adoption of the comprehensive plan or an amendment to such plan shall be by an ordinance.***

The proposed amendments will be adopted by ordinance when enacted by the Board.

**B. The Board may amend or supplement the comprehensive plan upon a finding of:**

- 1. An error in the plan; or**
- 2. Changed circumstances affecting or pertaining to the plan; or**
- 3. A change in public policy; or**
- 4. A change in public need based on a reevaluation of factors affecting the plan; provided, the amendment or supplement does not impair the purpose of the plan as established by LC 12.100.005 above.**

The proposed amendments implement changes to state law and, as such, meet this provision under subsection 3 above upon adoption by the Board.

**LC 16.252 Procedures for Zoning, Re-zoning, and Amendments to Requirements.**

**(2) Amendments shall comply with this section and shall achieve the general purpose of this chapter and shall not be contrary to the public interest.**

The proposed amendments implement changes to state law. The proposed amendments will provide clarity and consistency with state law. The proposed amendments are not contrary to the public interest in that they implement the laws determined by the State of Oregon to best promote the will of the people.

**Goal Two: Land Use Planning**

**Policy 10. Lane County shall update the Rural Comprehensive Plan during periodic review to plan and zone unincorporated communities to comply with OAR 660 Division 22, "UNINCORPORATED COMMUNITIES", the "Unincorporated Community Rule., (UCR). Once updated, any changes in the planning and zoning for the unincorporated communities shall comply with the UCR. The UCR was adopted by the State Land Conservation and Development Commission (LCDC) on October 28, 1994 and became effective on December 5, 1994. The definitions in the UCR for "unincorporated community" and for the four types of unincorporated communities are included in Goal 2 Policy 10 a.-b., below. Section -0020(3)(a) of the UCR allows counties to plan and zone areas as communities if the, "Land has been acknowledged as an exception area and historically considered to be part of the community." The acknowledged exception areas historically considered by Lane County to be communities are identified in Goal 2 Policy 10 c., below.**

The proposed amendments are not a periodic update to the RCP but do revise the zoning regulations that apply to some lands within unincorporated communities. Therefore, staff must determine that the proposed amendments comply with OAR 660-022-0000, the Unincorporated Community Rule. Pursuant to OAR 660-002-0030(8)(B), zoning applied to lands within unincorporated communities must ensure that the cumulative development allowed will not exceed the carrying capacity of the soil, existing water supply resources, or sewer services. Provided this requirement, staff have inserted language into the draft code that addresses the OAR and ensures that water supply resources and sewer services will not be exceeded prior to allowing a rental recreational vehicle.

**Goal Five: Open Spaces, Scenic and Historic Areas and Natural Resources**

**Water Resources**

**Policy 3. Adequacy of water supply, particularly those relying on groundwater sources, shall be a major concern in reviewing major land use changes. For the purpose of**

*applying this policy, major land use change shall be any application reviewed by the Hearings Official or the Planning Commission.*

*Policy 5. Land use designations in the Comprehensive Plan and implementing zoning shall be commensurate with groundwater aquifer capacities.*

The proposed amendments allow a new use, a recreational vehicle used for rental purposes, in the Rural Residential Zone that will be required to be served by a sufficient water supply. The code amendments have been drafted to include verification of groundwater sources at the time of permitting the rental recreational vehicle for properties within a water quality limited area as designated by the Board of County Commissioners and listed in Lane Manual 13.010(2).

**IV. ACTION:**

**A. Options**

1. Forward a recommendation that the Board of Commissioners adopt the proposed amendments as presented; or
2. Forward a recommendation that the Board adopt the proposed amendments with revisions (state revisions); or
3. Direct staff to revise the proposed amendments and to return to the Planning Commission for recommendation to the Board of Commissioners;

**B. Recommendation**

Staff recommends Option 1.

**C. Follow Up**

After the November 19, 2024, public hearing, should the Planning Commission choose options one or two, staff will schedule a public hearing with the Board of Commissioners. Should the Planning Commission so direct, staff may revise the proposed amendments as directed and return for a third public hearing on a date certain set by the Planning Commission.

**V. ATTACHMENTS**

1. Senate Bill 1013 (2 pages)
2. Proposed Draft Code Amendments to LC 16.290 (2 Pages)



# Enrolled Senate Bill 1013

Sponsored by Senators HAYDEN, LINTHICUM, SMITH DB; Representatives BOICE, DIEHL, GAMBA, HELFRICH, LEVY B, MORGAN (at the request of Clackamas County Chair Tootie Smith)

CHAPTER .....

AN ACT

Relating to residential tenancies in recreational vehicles; creating new provisions; and amending ORS 197.493.

**Be It Enacted by the People of the State of Oregon:**

**SECTION 1. Section 2 of this 2023 Act is added to and made a part of ORS chapter 215.**

**SECTION 2. (1) As used in this section:**

(a) "Recreational vehicle" means a recreational vehicle that has not been rendered structurally immobile and is titled with the Department of Transportation.

(b) "Rural area" means an area zoned for rural residential use as defined in ORS 215.501 or land that is within the urban growth boundary of a metropolitan service district, but not within the jurisdiction of any city, and zoned for residential use.

(2) A county may allow an owner of a lot or parcel in a rural area to site on the property one recreational vehicle that is used for residential purposes and is subject to a residential rental agreement, provided:

(a) The property is not within an area designated as an urban reserve as defined in ORS 195.137;

(b) A single-family dwelling that is occupied as the primary residence of the property owner is sited on the property;

(c) There are no other dwelling units on the property and no portion of the single-family dwelling is rented as a residential tenancy;

(d) The property owner will not allow the use of the recreational vehicle space or recreational vehicle for vacation occupancy, as defined in ORS 90.100, or other short-term uses;

(e) The recreational vehicle is owned or leased by the tenant; and

(f) The property owner will provide essential services to the recreational vehicle space, as described in ORS 90.100 (13)(b).

(3) A county may require that an owner of a lot or parcel who sites a recreational vehicle under this section:

(a) Register the use with the county.

(b) Enter into a written residential rental agreement with the tenant of the recreational vehicle.

(c) Limit the amount of payments that the property owner may accept from the tenant under ORS 90.140 to those reasonably necessary to cover the owner's costs or losses.

**(d) Require that the recreational vehicle comply with any reasonable appearance, repair, inspection or siting standards adopted by the county.**

**(4) Notwithstanding ORS 455.405, a recreational vehicle sited under this section is not subject to the state building code.**

**SECTION 3.** ORS 197.493 is amended to read:

197.493. (1) A state agency or local government may not prohibit the placement or occupancy of a recreational vehicle, or impose any limit on the length of occupancy of a recreational vehicle as a residential dwelling, solely on the grounds that the occupancy is in a recreational vehicle, if the recreational vehicle is:

**(a) Allowed under section 2 of this 2023 Act;**

[(a)(A)] **(b)(A)** Located in a manufactured dwelling park, mobile home park or recreational vehicle park;

(B) Occupied as a residential dwelling; and

(C) Lawfully connected to water and electrical supply systems and a sewage disposal system;

or

[(b)] **(c)** On a lot or parcel with a manufactured dwelling or single-family dwelling that is uninhabitable due to damages from a natural [disasters] **disaster**, including wildfires, earthquakes, flooding or storms, until no later than the date:

(A) The dwelling has been repaired or replaced and an occupancy permit has been issued;

(B) The local government makes a determination that the owner of the dwelling is unreasonably delaying in completing repairs or replacing the dwelling; or

(C) Twenty-four months after the date the dwelling first became uninhabitable.

(2) Subsection (1) of this section does not limit the authority of a state agency or local government to impose other special conditions on the placement or occupancy of a recreational vehicle.

**Passed by Senate April 5, 2023**

**Received by Governor:**

**Repassed by Senate June 15, 2023**

.....M.,....., 2023

**Approved:**

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Lori L. Brocker, Secretary of Senate

.....M.,....., 2023

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Rob Wagner, President of Senate

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Tina Kotek, Governor

**Passed by House May 31, 2023**

**Filed in Office of Secretary of State:**

.....M.,....., 2023

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Dan Rayfield, Speaker of House

.....  
Secretary of State

## Lane Code 16.290 Residential Zone (RR)

(2) Permitted Uses. The following uses and activities are allowed subject to the general provisions and exceptions specified by this chapter of Lane Code:

(w) Not more than one (1) recreational vehicle used for residential purposes on a lot or parcel that is subject to a residential rental agreement and meets the standards of LC 16.290(9).

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### (9) Rental Recreational Vehicles.

(a) Purpose. The provisions of this section are intended to implement state law by allowing a recreational vehicle (RV) on rural residential lands to be used as a residential dwelling subject to a residential rental agreement.

(b) Definitions. For the purposes of LC 16.290(9), unless otherwise specifically provided, certain words, terms, and phrases are defined as follows:

(i) “Recreational vehicle” means a vehicle with or without motive power that has not been rendered structurally immobile, is used for human occupancy, is titled with the Department of Transportation, and satisfies OAR 735-022-0140(7)(a), (b), (c), or (d).

(c) Criteria for Rental Recreational Vehicles.

(i) To qualify for a recreational vehicle as a rental dwelling on a lot or parcel, the following criteria must be met:

(aa) The lot or parcel is not located within an urban reserve area, consistent with ORS 195.137;

(bb) The lot or parcel is developed with a lawfully established single family dwelling that is occupied as the primary residence of the property owner;

(cc) There are no other dwelling units on the lot or parcel, including temporary medical hardship dwellings, and no portion of the single family dwelling is rented as a residential tenancy;

(dd) The recreational vehicle may not be located in the regulatory floodplain, as defined in Lane Code 16.244;

(ee) The lot or parcel is not subject to an open code enforcement action, unless the code infraction can be remedied through the approval of a recreational vehicle permit pursuant to this section; and

(ff) If the lot or parcel is within the boundaries of an area designated by the Rural Comprehensive Plan as being an unincorporated community or in a water quantity limited area, as listed in Lane Manual 13.010(2), the applicant must demonstrate adequate supply of water to support the recreational vehicle. If the lot or parcel is served by an individual water supply system, the system must meet the standards of Lane Manual 9.005.160, or if served by a public or community water system, the applicant must submit evidence that the service agency is mutually bound and able to serve the development.

- (ii) Prior to establishing a recreational vehicle as a rental dwelling on a lot or parcel, the property owner must demonstrate compliance with the following standards:
  - (aa) The property owner must sign and record a restrictive covenant with Lane County Deeds and Records stating that the rental recreational vehicle allowed under this section will not be used for vacation occupancy, as defined by LC 16.290(8)(b)(vii), or other short-term uses;
  - (bb) The recreational vehicle is owned or leased by the tenant throughout the entire term of the tenancy;
  - (cc) The recreational vehicle must be fully licensed and ready for highway use, on its wheels or jacking system, attached to the site only by quick disconnect type utilities and security devices, and must have no permanently attached additions;
  - (dd) The property owner must enter into a written residential rental agreement with the tenant of the recreational vehicle and must be valid throughout the entire term of the tenancy;
  - (ee) The property owner must provide services to the recreational vehicle space including:
    - (A) Sewage disposal, water supply, electrical supply, and if required by applicable law, any drainage system; and
    - (B) Any other service or habitability obligation imposed by the rental agreement and ORS 90.730 (Landlord duty to maintain rented space, vacant spaces and common areas in a habitable condition), the lack or violation of which creates a serious threat to the tenant's health, safety or property or makes the rented space unfit for occupancy.
    - (C) The recreational vehicle must contain an operable toilet and sink, or the property owner must provide these facilities to the tenant and the facilities must be accessible to the tenant at all times.
    - (D) The property owner must obtain any necessary permits for the installation of services and adhere to any applicable codes.
  - (ff) The property owner must provide a parking pad for the recreational vehicle with a surface material of compacted gravel, concrete or asphalt, and the surface must be sloped to facilitate drainage of liquids away from the recreational vehicle;
  - (gg) If the recreational vehicle will be located within a structure, the structure must be entirely open on at least two sides;
  - (hh) The recreational vehicle must be setback 10 feet from the single family dwelling and other structures on the lot or parcel;
  - (ii) The recreational vehicle must be setback at least 30 feet from properties zoned F-1, F-2 or EFU; and
  - (jj) The property owner may provide residential accessory structures and uses for use by the tenant of the recreational vehicle as permitted by Lane Code 16.290(2)(t).