



ZONING CODE INFORMATION GUIDE

Zoning Allowances for Recreational Vehicles (RVs) including Tiny Houses on Wheels

There are many different regulations at the state and city level that work together to regulate RVs. All of these regulations limit the use of RVs and tiny houses on wheels as dwellings. The information in this handout covers vehicles only. Structures that are not on wheels have different zoning requirements and are regulated by the Building Code as well.

Can I live in an RV in the City of Portland?

RVs cannot be used as housing in residential zones. “Household Living” is a use defined in the zoning code and is allowed in residential zones. Household Living is where a household of one or more people lives in a dwelling unit on a month-to-month basis or longer. Household Living can only happen in a dwelling unit. Vehicles do not meet the definition of a Dwelling Unit in 33.910, which must be a structure constructed in or on the ground with independent provisions for sleeping, cooking and sanitation. Vehicles are not structures built on or in the ground. Vehicles cannot contain a household living use in the City of Portland. In addition, Title 29 (The City’s Property Maintenance Code) prohibits the use of campers, motor homes, or recreational vehicles for residential occupancy if not operated at a legal RV park. (29.50.050)

RVs can be occupied in legally established RV parks or campgrounds with legally established utility connections for less than a month at a time.

Can I rent out my RV as a short term accessory rental?

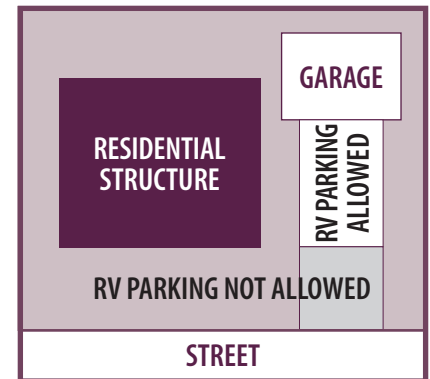
No. A short term accessory rental is where an individual or family resides in a dwelling unit and rents bedrooms to overnight guests for fewer than 30 consecutive days. This is most commonly arranged on websites like AirBNB.com. Accessory Short Term Rentals must be inside a primary or accessory dwelling unit. Because RVs including tiny houses on wheels are not dwelling units, they cannot be used as accessory short term rentals in the City of Portland.

Renting out a vehicle for short term use is a Retail Sales and Service Use. Retail Sales and Service uses are not allowed in residential zones. Retail Sales and Service uses do include RV Parks. Legally established RV parks or campground can rent out RVs on a short term basis.

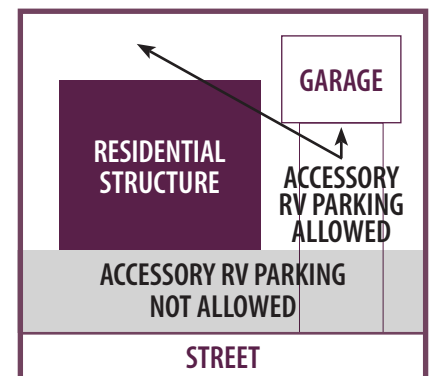
Where can I store my RV?

RVs stored outside but not being occupied or used at that location can be parked in residential zones on legally established vehicle areas that are not located between the front lot line and a building line. RVs can also be stored in some non-residential zones on legally created vehicle area such as at a Self Storage Facility. Non-residential zones that allow for exterior storage typically require landscaping and screening of the storage area. RVs can also be parked inside in legally created garages.

ANY RV TYPE INCLUDING MOTOR HOMES



ACCESSORY RECREATIONAL VEHICLES (NON-MOTORIZED) ONLY



What is a Recreational Vehicle (RV)?

“Recreational Vehicle” is defined in Section 33.910 of the zoning code. This definition has several parts. This definition includes campers, fifth-wheel trailers, motor homes and tiny houses on wheels. If it is on wheels, it is a vehicle, not a building.

Recreational Vehicle. A vehicle with or without motive power, which is designed for sport or recreational use, or which is designed for human occupancy on an intermittent basis. Recreational vehicle is divided into two categories as follows:

- **Accessory recreational vehicle.** Accessory recreational vehicles include non-motorized vehicles designed for human occupancy on an intermittent basis such as vacation trailers and fifth-wheel trailers. A camper is considered an accessory recreational vehicle when it is standing alone. Accessory recreational vehicle also includes vehicles designed for off-road use, such as off-road vehicles, dune buggies, and recreational boats.



- **Motor Home.** Motor homes are motorized vehicles designed for human occupancy on an intermittent basis. A camper is considered a motor home when it is on the back of a pick-up or truck. Motor homes are regulated as trucks unless the regulations specifically indicate otherwise.



For more information visit or call the Planning and Zoning Staff in the Development Services Center at 1900 SW 4th Avenue, Suite 1500, 503-823-7526
Current Zoning Code is available at www.portlandoregon.gov/zoningcode

ZONING ALLOWANCES FOR RECREATIONAL VEHICLES INCLUDING TINY HOUSES ON WHEELS