

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF DESCHUTES COUNTY, OREGON

An Ordinance Amending *
 Deschutes County Zoning *
 Ordinance of 1979, Ordinance *
 No. PL-15, Adding Definitions, *
 Providing For Time-Share Units *
 as a Conditional Use; Adding *
 Special Use Criteria; and *
 Declaring an Emergency. *

FILED

JUN 16 1983

MARY SUE PENHOLLOW, CO. CLERK

ORDINANCE NO. 83-033

THE BOARD OF COUNTY COMMISSIONERS OF DESCHUTES COUNTY,
 OREGON, ORDAINS as follows:

Section 1. Section 1.030, Definitions of Deschutes County Ordinance No. PL-15, Deschutes County Zoning Ordinance of 1979 is amended by the addition of the following:

(1) "(126)(A) Time-share Unit.

- (A) A dwelling unit, lot, or parcel divided into periods of time under any arrangement, plan, scheme or device; whether by membership, agreement, share, tenancy in common, sale, lease, deed, rental agreement, license, right to use agreement, or otherwise; where a purchaser; in exchange for consideration; receives a right to use the dwelling unit, lot, or parcel for a period of time less than a full year during any given year; but not necessarily for consecutive years; which extends for a period of more than three years; or
- (B) A dwelling or unit, lot, or parcel created into interests sold under an agreement to be subsequently divided or created into interests for the purpose of sale or lease or other similar arrangement as set out in subparagraph (A) above, whether immediate or future, into eleven (11) or more undivided interests or eleven (11) or more other interests, or any other similar arrangement of interests in the dwelling unit lot or parcel."

Section 2. Subsection 3, Conditional Uses Permitted, Section 4.060, Multiple Use Agricultural Zone (MUA-10), is amended by the addition of:

"(S) Time-share unit or the creation thereof."

Section 3. Subsection 3 of Section 4.080, Forest Use Zone (F-2), is amended by the addition of:

"(O) Time-share unit or the creation thereof."

Section 4. Subsection 3 of Section 4.085, Forest Use Zone (F-3), is amended by the addition of:

"(O) Time-share unit or the creation thereof."

Section 5. Subsection 3 of Section 4.120, Rural Residential Zone (RR-10), is amended by the addition of:

"(O) Time-share unit or the creation thereof."

Section 6. Subsection 3 of Section 4.130, Rural Service Center Zone (RSC), is amended by the addition of:

"(M) Time-share unit or the creation thereof."

Section 7. Subsection 3 of Section 4.140, Rural Service Residential - M Zone (RSR-M), is amended by the addition of:

"(J) Time-share unit or the creation thereof."

Section 8. Subsection (B)(2) of Section 4.240, Planned Community Zone (PC), is amended by the addition of:

"(g) Time-share unit or the creation thereof."

Section 9. Subsection (C)(2) of Section 4.240, Planned Community Zone (PC), is amended by the addition of:

"(n) time-share unit or the creation thereof."

Section 10. Subsection (D)(2) of Section 4.240, Planned Community Zone (PC), is amended by the addition of:

"(i) time-share unit or the creation thereof."

Section 11. Article 5, Supplementary Provisions, is amended to include Section 5.400, Time-share Unit, as follows:

"(1) Any time-share unit project shall have its primary access on an arterial or collector street.

- (2) New time-share units may be developed in vacant areas in the applicable zoning districts provided that such developments comply with (1) above and the following:
 - (A) That such development has a minimum site size of ten (10) acres, except within the Planned Community (PC) Zone.
 - (B) That such development is appropriately buffered by the use of yards, landscaping, etc, from adjoining properties as determined during site plan review considering the need for privacy and the effects of noise.
- (3) The Hearings Body may require bonds to assure installation and maintenance of landscaping, parking, and facilities that are part of the buffering scheme. It may also require that an adequate mechanism will exist, such as an owners association, that will assure maintenance of such facilities.
- (4) No structure shall be utilized as a time-share unit unless all the units in the structure or particular phase of the development are used as time-share units for this purpose."

Section 12. This Ordinance being necessary for the immediate preservation of public peace, health and safety, an emergency is declared to exist, and this Ordinance takes effect on its passage.

DATED this 15th day of June, 1983.

BOARD OF COUNTY COMMISSIONERS
OF DESCHUTES COUNTY, OREGON

absent

ALBERT A. YOUNG, Chairman

Lois Bristow Prante

LOIS BRISTOW PRANTE, Commissioner

Laurence A. Tuttle

LAURENCE A. TUTTLE, Commissioner

ATTEST:

Susan Stoneman

Recording Secretary