



CASTLE ROCK PLANNING COMMISSION

Regular Meeting: Tuesday, March 21, 2023
6:00 PM

Location
Castle Rock Senior Center
222 Second Ave SW
Castle Rock, WA 98611

AGENDA

To join this meeting from your computer, tablet or smartphone: <https://meet.goto.com/216918261>
To join this meeting using your phone: +1 (224) 501-3412 Access Code: 216-918-261 (Press *6 to speak)
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1. CALL TO ORDER

- a. Roll Call

2. INTRODUCTIONS

- a. Introduce newly appointed Planning Commissioner

3. APPROVAL OF MINUTES

- a. February 28, 2023 Special Meeting Minutes

4. PUBLIC COMMENT

5. REPORTS

- a. Building and Planning Department

6. OLD BUSINESS

- a. Review and discuss possible changes to Castle Rock Municipal Code (CRMC) Title 17 Chapter 17.63 Recreational Vehicles (RVs)

7. NEW BUSINESS

8. ADJOURNMENT

UPCOMING MEETINGS:

April 18, 2023 - Regular Meeting

May 16, 2023 - Regular Meeting

June 20, 2023 - Regular Meeting

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Title VI: The City of Castle Rock ensures compliance with Title VI of the Civil Rights Act of 1964 and American Disabilities Act of 1990 by prohibiting discrimination against any person on the basis of race, color, national origin, sex or disabilities in the provision of benefits and services from its federal assisted programs and activities. If you need special accommodations to participate in this meeting, please contact Karlene Akesson at 360.274.8181 by 9:00 a.m. three days prior to the meeting.

Planning Commission may add and take action on other items not listed on this Agenda.

1. CALL TO ORDER

Chairperson Sullivan called the regular meeting to order at 6:03 pm.

a. Roll Call

Members present: Chairperson Rick Sullivan, Vice-Chair Matt Rasmussen, Commissioners Richard Skreen and Ryane Olin.

Staff present: Contracted Planner Malissa Paulsen; Secretary Karlene Akesson

2. APPROVAL OF MINUTES

a. January 17, 2023 Planning Commission Regular Meeting Minutes

Vice-Chair Rasmussen motioned, seconded by Commissioner Skreen, to approve the January 17, 2023 minutes. Chairperson Sullivan requested a correction to the minutes. The correction would change the Adjournment portion of the minutes from Vice-Chair Olin to the correct title and/or person. Clerk Akesson stated she would review the information. Motion carried by roll-call vote to approve the minutes with the necessary corrections. Commissioners Rick Sullivan, Matt Rasmussen, Richard Skreen, and Ryane Olin voted 'Aye'.

3. PUBLIC COMMENT

No members of the general public were present to offer public comment.

4. OLD BUSINESS

Planner Malissa Paulsen informed the commission the Flood Plain Ordinance was slightly delayed as the Building Official had a few items that needed to be addressed.

5. NEW BUSINESS

a. Discuss Castle Rock Municipal Code Title 17 Chapter 17.63 Recreational Vehicles (RVs)

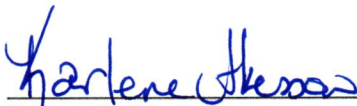
City Planner Paulsen opened discussion regarding clarifying and updating Castle Rock Municipal Code (CRMC) Title 17 Chapter 17.63 Recreational Vehicles. No actions were taken.

b. *Added - Commissioner Skreen requested that a report be given to the commission from the Building and Planning Department so the commissioners could stay up to date with developments.

6. ADJOURNMENT

Vice-Chair Rasmussen motioned to adjourn the regular meeting, Commissioner Skreen seconded the motion. All were in favor.

At 6:44pm, Chairperson Sullivan adjourned the special meeting.


Karlene Akesson, Secretary

17.51.010 Recreational vehicles, recreational vehicle parks, and camping.

A. *Purpose.* The purpose of this section is to ensure that recreational vehicle parks are located, developed and occupied in accordance with standards and regulations which will protect the health, safety, general welfare; environmental considerations such as those covered by critical areas, flood hazard protection, and shoreline development regulations; convenience of the occupants of such recreational vehicle parks; and the citizens of the city.

B. *Definitions.* If definitions, rules and regulations defined in this section conflict with provisions of other city ordinances, the provisions of this section shall prevail.

“Mobile home” means a transportable residential structure fabricated at a factory not in accordance with the Uniform Building Code nor with the standards of the Federal Manufactured Home Construction and Safety Standards (HUD Code enacted on June 15, 1976), and designed for transportation on its own chassis. Mobile homes within the city of Cle Elum are considered nonconforming structures by definition under CEMC Section [17.08.300](#).

“Park model recreational vehicle (PMRV)” means a tiny home or similar dwelling structure with wheels and a chassis. A PMRV with its wheels taken off and mounted on a foundation will still be viewed as a temporary or recreational use and not a permanent dwelling. PMRVs are only permitted for temporary use in Washington State, unless in a mobile home park (RCW [35.21.684](#) and [36.01.225](#)). PMRVs must adhere to applicable snow load requirements for Cle Elum, or as approved by the city building official.

“Recreational vehicle” or “RV” means a vehicle or portable structure built on a chassis and designed to be used for temporary occupancy or travel occupancy or for travel, recreational or vacation use. RVs include, but are not limited to, fifth wheels, truck campers, motor homes, travel trailer, camping trailers, tent trailers and PMRVs. An RV shall be of such size and weight as not to require a special highway movement permit and certified as approved as such by the Department of Labor and Industries by the attachment of their official “Green” seal.

“Recreational vehicle park” or “RV park” means a tract or parcel of land upon which two or more recreational vehicle sites are located, principally used for occupancy by predominantly RVs as temporary living quarters for recreation or vacation purposes with a maximum allowable stay per vehicle of one hundred eighty days; or as conditioned within the conditional use permit, annexation agreement, and/or development agreement as appropriate.

“Recreational vehicle site” or “RV site” means a plot of ground within an RV park intended for temporary location of an RV as a dwelling unit for recreation or vacation purposes with sewage facilities approved by the appropriate jurisdiction.

“Sanitary station” or “sanitary dumping station” means a facility used for removing and disposing of wastes from RV sewage holding tanks.

C. General Requirements.

1. No RV shall be occupied overnight for commercial purposes anywhere in the city. Exceptions to the rule may be permitted by the city at the city's discretion as listed below:
 - a. Contractors granted a city building permit during the authorized construction phase of a project;
 - b. A homeowner building a permanent home on site;
 - c. Nonprofit corporations and charities for a period of no longer than ten consecutive days;
 - d. Special events, recognized and authorized by an approved event application with the city.
2. Unless otherwise included in a conditional use permit, annexation agreement, or development agreement issued by the city and regulated by RV park management, no external appurtenances, such as carports, cabanas, or patios, may be attached to any RV while it is in an RV park. There shall be no outside storage of materials or appliances. This may include, but is not limited to: construction materials, scrap metal, refrigerators, furniture typically found inside a home such as couches, or commercial equipment.
3. No space within an RV park shall be rented for any purpose other than those expressly allowed by this section.
4. No person, company, or corporation shall establish or modify an RV park without first complying with the provisions of this section.

D. Criteria for Locating an RV Park. RV parks may only be established on property within which meets the following criteria:

1. RV parks may be allowed in the following zones of the city:

Multiple-Family Residential District	Industrial District
Entry Commercial District	General Commercial District
Planned Mixed Use District	

2. After development, the conditions of the soil, groundwater level, drainage and topography shall not create hazards to the property or to the health and safety of the occupants or others as determined by the city.
3. RV parks must be located with direct access to a street with a minimum right-of-way width of forty feet; or such park must have been designed to provide for adequately safe ingress and egress to and from a public street with adequate frontage thereon to permit appropriate access to and from the park.

E. *Conditional Use Permit Required.* An RV park will be allowed only upon the issuance of a conditional use permit. The owner, operator, and occupants of an RV park must develop and use the RV park in strict compliance with the conditions imposed by the conditional use permit or those agreed to as part of an annexation agreement or development agreement.

F. *Site and Design Review.* The conditional use permit process or equivalent annexation agreement or development agreement or both will include a site and design review in accordance with CEMC Chapter [17.76](#). An approved site and design review will constitute an integral part of the permit or agreements for the RV park, and will be binding upon the owner of the property, its successors and assigns. All development within the RV park must be consistent with the approved site and design review.

G. *Completion Prior to Occupancy—Phasing.* All required site improvements, including uses other than the RV park, and other conditions of the permit and site and design review, must be identified or met prior to occupancy of any site by any RV; provided, completion may be accomplished in phases if such phases are identified and approved in the permit or agreements.

H. *Design Standards.* The following are minimum design standards for RV parks:

1. *Minimum Site Area.* The minimum size of an RV park, inclusive of areas used for roads and utility corridors, is one acre or as approved by city public works, planning, and building departments.
2. *Density.* The number of RVs permitted in an RV park shall not exceed a density of twenty units per gross acre. During the permit review, the density may be limited further to ensure compatibility with the surrounding area.
3. *RV Site.*
 - a. Each individual RV site shall be not less than eight hundred square feet in size.
 - b. All RV sites shall have a minimum width of twenty feet.
4. *Access Points.* Entrances and exits to the RV park may be shared with any abutting or adjacent uses if approved by the city, so long as access is adequately designed for safe and convenient movement of vehicular traffic into and out of the RV park, and there is minimal friction with free movement of traffic on adjacent city streets. All traffic into and out of the RV park must be through such entrances and exits. No entrance or exit shall require a turn at an acute angle for vehicles moving in the direction intended, and radii of curbs and pavements at intersections must be such as to facilitate easy turning movements for vehicles with trailers attached. No material impediment to visibility shall be created or maintained which violates the city building code, CEMC Chapter [15.04](#).
5. *Parking.* At least one parking space shall be provided on each RV site or in a location within reasonable proximity to the site/sites, as approved by the conditional use permit or agreements. At least one parking space for each eight RV sites must be provided for visitor parking in the RV park.

6. *Internal RV Park Roads.* All internal RV park roads must be privately owned and maintained. RV park roads must observe the following minimums:

- a. Twelve feet of width per each travel lane and eight feet of width per each parking lane.
- b. Roads must be constructed of an all-weather surface and maintained with adequate dust control program which must be submitted with the RV park application.

7. *Open Space/Recreational Facilities.* A minimum of five percent of the RV park must be set aside and maintained as open space for the recreational use of RV park occupants. Such space and location must be accessible and usable by all residents of the RV park for passive or active recreation. Parking spaces, driveways, access streets and storage areas are not considered to be usable open space. The percentage requirements may be reduced if substantial and appropriate recreational facilities are provided, i.e., recreational buildings, basketball courts, swimming pool, pedestrian trails, shoreline amenities, etc. The satisfaction of open space requirements will be evaluated on a case-by-case basis.

8. *Setbacks.* No RV site shall be closer than twenty-five feet from any exterior park property line abutting upon a major arterial, or residential zone, or ten feet from any other exterior RV park property line. Permanent structures within an RV park must have front and rear yards of twenty feet each, and minimum side yards of ten feet each or as decided by city public works, planning, and building departments.

9. *Landscaping/Screening.* The RV park must provide visual screening and landscaping, discussed during site and design review and as follows:

- a. RV parks must be enclosed by a fence, hedgerows, shrubs, or trees. The planning commission may require a fence and hedgerow of trees, shrubs or other landscaping vegetation and will make the determination part of the conditional use permit or agreements.
- b. All trees, flowers, lawns, trails, and other landscaping features must be maintained by the RV park management in a healthy growing condition at all times, as described in CEMC Chapter [17.64](#).

10. *Signs.* Signs and advertising devices must be in conformance with the city sign code, CEMC Chapter [15.20](#):

- a. One identifying sign which may be indirectly lit, but not with a flashing light, may be located at the entrance of the RV park. Such signs must be in conformance with the Uniform Building Code and local ordinances, as well as standards and conditions identified in the conditional use permit or agreements;
- b. Directional and informational signs for the convenience of the occupants of the RV park as allowed by city code and only as permitted within the conditional use permit or agreements.

11. *Utilities.* At least thirty percent of all RV sites within each RV park must have water, sewer, and electricity provided to them. At least sixty percent of all RV sites within each RV park must have water and electricity provided to them. All utility lines in each RV park must be underground and be approved by the proper agencies providing the inspections.
12. *Storm Drainage.* On-site storm drainage control facilities in RV parks are subject to the approval of the city public works, planning, and building departments according to the site and design review.
13. *Public Facilities.* RV parks must provide the following public facilities in such quantity, size, and location as is approved by the planning commission or as agreed to and set forth in any annexation agreement or development agreement:
 - a. A water distribution system connected to the city's water and sewer utility;
 - b. Fire hydrants, in number and location, shall be as required by the fire chief;
 - c. A metered water station for filling RV water storage tanks in accordance with CEMC Chapter [15.04](#) and other local regulations;
 - d. At least one restroom facility with laundry room including washers and dryers must be open to RV park occupants and shall comply with this code and other applicable codes;
 - e. At least one open dump station for RV sites without full hookups must be provided by and maintained by the RV park for emptying RV sewage holding tanks/containers;
 - f. Refuse tanks/containers for solid waste must be sized and provided in sufficient quantity to adequately handle one week of generated refuse by RV park occupants and follow the regulations within CEMC Chapter [8.08](#). RV park garbage must be picked up not less than once weekly. RV park personnel shall monitor garbage tanks/containers for cleanliness and maintain the RV park free of any uncontrolled garbage and refuse. RV dumpster locations must be screened from view by a fence or landscaped enclosure.
14. *Other Utility Systems.* If other utility systems such as natural gas, television cable, or telephone are installed in an RV park, such installation must be in accordance with state and local laws, rules, and regulations.
15. *Health Regulations.* All RV parks must comply with applicable state and local health laws, rules, and regulations.
16. *Site Identification.* All RV sites must be well marked and numbered.
17. *Design Standard Exceptions.* The planning commission, or as may be provided in an annexation agreement or development agreement, after receiving recommendations of the city staff, may waive or modify any of the design standard requirements after finding that such improvements would not be detrimental to the existing or foreseeable development of the surrounding properties.

I. *Accessory Uses.* Management headquarters, recreational facilities, restrooms, sanitary stations, showers, coin-operated laundry facilities, and other uses and structures customarily incidental to the operation of an RV park are permitted as accessory uses to the RV park. In addition, grocery stores and convenience shops may be permitted as accessory uses at the discretion of the planning commission or as agreed to and set forth in any annexation agreement or development agreement subject to the following restrictions:

1. Such additional establishments and the parking areas primarily related to their operations shall not occupy more than five percent of the gross area of the RV park;
2. Such additional establishments shall present no visible evidence from any city street outside the RV park of their commercial character which would attract customers other than occupants of the RV park, unless otherwise conditioned within the conditional use permit or agreements;
3. The structures housing such facilities must not be located closer than fifty feet to any city street and shall not be directly accessible from any city street, but must be accessible only from a street within the RV park, or as expressly permitted by the conditional use permit or agreements.

J. *RV Park Administration.*

1. The owner of an RV park will be responsible for the development and maintenance of the RV park in strict conformity with the site and design review, the conditional use permit or agreements, and all applicable laws and ordinances, including any prior conditions of approval by Kittitas County not in conflict with the agreements and Cle Elum Municipal Code.
2. A written management plan must be submitted for approval as a part of the conditional use permit process or agreements. It must include, at a minimum, proposed RV park rules including quiet hours, and proposed methods to enforce occupancy limitations and other requirements of this chapter. Quiet hours are defined in Chapter [173-60](#) WAC.

(Ord. 1485 § 3 (Exh. B), 2018)

The Cle Elum Municipal Code is current through Ordinance 1640, passed December 12, 2022.

Disclaimer: The city clerk's office has the official version of the Cle Elum Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited here.

[City Website: cityofcleelum.com](http://cityofcleelum.com)

City Telephone: (509) 674-2262

[Code Publishing Company](#)

Chapter 17.28 RECREATIONAL VEHICLE PARKS

Sections:

- 17.28.010 Intent.**
- 17.28.020 Definitions.**
- 17.28.030 Permitted where.**
- 17.28.040 Procedure and review criteria.**
- 17.28.050 Recreational vehicle park design standards – Health, safety and sanitation.**
- 17.28.060 Recreational vehicle park design standards – Site area.**
- 17.28.070 Accessory uses.**
- 17.28.080 Violations.**

17.28.010 Intent.

It is the intent of this chapter to:

- (1) Provide standards for the development of recreational vehicle parks.
- (2) Ensure a high quality of development for recreational vehicle parks to the end that the community as a whole is protected from potentially adverse impact of such developments.
- (3) Provide review of proposed recreational vehicle parks by the site plan review committee. (Ord. 1272(b), 2002)

17.28.020 Definitions.

As used in this chapter, unless the context requires otherwise, the following definitions apply:

“Recreational vehicle” means a portable structure, such as a motor home, travel trailer, equivalent facilities in or on an automotive vehicle, or other short-term recreational shelter designed as a temporary dwelling for travel, recreation and vacation uses.

“Recreational vehicle combination” means a motorized vehicle towing a recreational vehicle which is not self-propelled, provided the vehicles are used as a unit for recreational purposes.

“Recreational vehicle park” means a parcel or tract of land having designated areas for rent to one or more persons for temporary parking or placement of a recreational vehicle.

“Recreational vehicle site” means a plot of ground within a recreational vehicle park intended for location of a recreational vehicle as a dwelling unit. (Ord. 1272(b), 2002)

17.28.030 Permitted where.

Recreational vehicle parks are permitted as follows:

(1) As a permitted use in the MUTC-1, MUTC-2, MUTC-1/M, MUTC-2/M zones. All recreational vehicle parks shall conform to the city of Westport comprehensive plan and the city of Westport shorelines master program (if applicable); provided, that in the event of a discrepancy between the standards established herein and those contained in any other applicable plan or ordinance, the stricter standard shall apply. (Ord. 1272(b), 2002)

17.28.040 Procedure and review criteria.

The administrative procedure for review of recreational vehicle parks and review criteria shall be the same as Chapter [17.36B](#) WMC. Binding site plan review approval is required for the following activities:

- (1) The construction of any new recreational vehicle park after the effective date of the ordinance codified in this chapter.
- (2) An expansion of an existing park in the amount greater than half an acre after the effective date of the ordinance codified in this chapter are subject to the following provisions:
 - (A) The half-acre threshold shall be cumulative, including calculations of all previously exempt expansions.
 - (B) Only expanded areas within existing parks are required to conform to this chapter. Existing portions of the recreational vehicle park are not required to conform to this chapter. (Ord. 1272(b), 2002)

17.28.050 Recreational vehicle park design standards – Health, safety and sanitation.



- (1) All recreational vehicle parks shall conform to the Washington State Department of Health Rules and Regulations for sanitation in recreational vehicle parks and the standards of the Grays Harbor County health department.
- (2) The water supply of all recreational vehicle parks shall comply with Chapter [13.04](#) WMC.

(3) Installation of sewage disposal systems and service buildings within recreational vehicle parks shall be in compliance with the regulations and standards of Chapter [13.08](#) WMC, the Washington State Department of Health, the Washington State Department of Ecology, and the Grays Harbor County health department.

(4) Fire Protection.

(A) Water supplies provided for recreational parks shall incorporate adequate capability for fire protection in accordance with sound planning and engineering practices and shall be approved by the Westport fire department.

(B) The type and location of all fire pits or bases shall be approved by the Westport fire department.

(5) Adequate provisions for the storage, collection, and disposal of solid waste shall be provided within the recreational vehicle park. (Ord. 1272(b), 2002)

17.28.060 Recreational vehicle park design standards – Site area.

(1) The minimum total site area of any new park shall be one acre of contiguous area.

(2) Camping vehicle sites shall be occupied by no more than one recreational vehicle or recreational vehicle combination and appurtenances (boat, awning, etc.) at any time.

(3) Density. The number of recreational vehicles permitted in a park shall not exceed a density of 20 units per acre.

(4) Recreational Vehicle Site. Each individual recreational vehicle site shall not be less than 500 square feet in size.

(5) Parking.

(A) A minimum of one parking space shall be provided on each site.

(B) A minimum of one parking space for each three sites shall be provided for visitor parking in the park. This requirement may be altered at the discretion of the site plan review committee if it has been shown that unique site requirements, unique use requirements, or other factors indicating that altering the parking requirements is necessary to properly serve a site.

(6) Buffering.

(A) Screening and buffering areas shall be established with a minimum width of 15 feet along all boundaries of the land within the proposed recreational vehicle park.

(B) Such areas shall not contain any constructed facilities, erected or placed, with the exception of utility lines, fencing, or security posts.

(C) Such areas shall be left in their natural state or supplemented by plants and trees as approved by the site plan review committee.

(D) The buffering requirement may be altered at the discretion of the site plan review committee if it has been shown that unique site requirements, unique use requirements, or other factors indicating that altering the buffering requirement is necessary to properly serve a site.

(7) Access and Circulation. Access and circulation shall be designed with appropriate consideration for existing and projected roads, anticipated traffic patterns, topographic and drainage conditions, public convenience and safety, and the proposed use of the land served, including:

(A) Recreational vehicle parks shall have an access road connecting to an existing public road. Such access roads shall be designed in accordance with the applicable city of Westport standards.

(B) Adequate access shall be provided to all recreational vehicle sites and service buildings.

(C) All roads in a recreational vehicle park shall be private roads by appropriate parties, owned and maintained by the owner of the park.

(D) Security fences or other means may be employed to ensure the use of private roads by appropriate parties.

(E) Any bridge within a recreational vehicle park shall be designed and constructed under the supervision of a professional engineer who shall stamp the plans and certify that the bridge is adequately designed for the estimated maximum loads which shall include fire and emergency vehicles. The proposed bridge plans shall be reviewed and, if adequate, approved by the public works department.

(F) Paths or trails to common facilities shall not interfere with or cross a camping vehicle site, and shall be designed for safe pedestrian use at those points where the trails or paths intersect roads.

(8) Land areas within recreational parks may be restricted from uses other than open space purposes for reasons of sanitation, steep slopes, slide hazards, poor drainage, flood hazards, or other unique conditions or features which may warrant protection of the public interest.

(9) No recreational vehicle park shall be located or designed in a manner that would endanger any public or private water supply or the health of the public or the health of the park occupants. (Ord. 1272(b), 2002)

17.28.070 Accessory uses. SHARE

Management headquarters, recreational facilities, restrooms, sanitary sewer dumping stations, showers, coin-operated laundry facilities, and other uses and structures customarily incidental to operation of a recreational vehicle park are permitted as accessory uses to the park. In addition, grocery and convenience stores shall be permitted as accessory uses at the discretion of the site plan review committee. (Ord. 1272(b), 2002)

17.28.080 Violations. SHARE

The violation provisions of Chapter [17.36B](#) WMC shall govern any violation to this chapter. (Ord. 1272(b), 2002)

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The Westport Municipal Code is current through Ordinance 1669, passed August 29, 2022.

Disclaimer: The City Clerk's Office has the official version of the Westport Municipal Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

City Website: <https://www.ci.westport.wa.us/>

City Telephone: (360) 268-0131

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Sections:

[19.65.010 Applicability.](#)

[19.65.020 Purpose.](#)

[19.65.030 Standards – General.](#)

[19.65.040 Applicable Cowlitz County health standards.](#)

19.65.010 Applicability. SHARE

This chapter applies to all new and expanding recreational vehicle parks. (Ord. 3395 § 5, 2019).

19.65.020 Purpose. SHARE

The purpose of this chapter is to provide design standards that ensure recreational vehicle parks are located, developed and occupied in a manner that will protect the health, safety, general welfare and convenience of the occupants and the citizens of the city of Longview. (Ord. 3395 § 5, 2019).

19.65.030 Standards – General. SHARE

The minimum design standards for recreational vehicle parks shall be as follows:

- (1) Size. The minimum area for a recreational vehicle park shall be one acre.
- (2) Recreational Vehicle Site Size. Each individual recreational vehicle site shall be not less than 750 square feet in size.
- (3) Parking. At least one parking space shall be provided at each recreational vehicle site. At least one additional parking space for each 20 recreational vehicle sites shall be provided for visitor parking in the park.
- (4) Occupancy. No one unit shall occupy a site for more than 30 consecutive days per year. This standard shall not permit a unit to be moved off site for one day or so and moved back in thereafter. No space within a recreational vehicle park shall be occupied for any purpose other than those expressly allowed in the approved site plan.
- (5) Caretaker's Residence. One caretaker's residence and/or office facility for the owner or operator of the recreational vehicle park may be allowed. Except for the park owner's or caretaker's residence, no manufactured home or mobile home shall be occupied, stored, or parked in a recreational vehicle park or campground. No manufactured home or mobile home unit shall be used for commercial, assembly, or accessory use within a recreational vehicle park.
- (6) Internal Park Roads. All internal park roads shall be privately owned and maintained. All park roads shall be constructed to LMC [18.10.100](#) for emergency vehicle access. All roads shall be paved with asphalt or concrete unless otherwise specifically approved. All roads, access driveways, unit sites, and vehicle parking spaces shall be surfaced to provide drainage and to avoid dust.

(7) Open Space/Recreational Facilities. A minimum of 20 percent of the site shall be set aside and maintained as open space for the recreational use of park occupants. Such space and location shall be accessible and usable by all residents of the park for passive or active recreation. Parking spaces, driveways, access streets, and storage areas are not considered to be usable open space. The percentage requirement may be reduced if substantial and appropriate recreational facilities (such as recreational buildings, swimming pools or tennis courts) are provided.

(8) Attachments – Outdoor Storage. No decks, porches, outdoor storage, or other exterior additions shall be attached to a recreational vehicle or constructed or erected on an RV space; provided, however, that an awning designed as part of and permanently attached to a recreational vehicle shall be allowed. Wheels and tires shall not be removed from any recreational vehicle, nor shall skirting be allowed. Nothing in this subsection shall conflict with the Americans with Disabilities Act requirements, where applicable, for access to an individual recreational vehicle.

(9) Fences and Walls. No fence or wall shall be erected between unit spaces, except a retaining wall or a guardrail may be installed for safety purposes.

(10) Lighting. All security or safety lighting shall be designed, hooded, and placed in a manner that does not cause direct light or glare to trespass onto any property located outside the boundaries of the recreational vehicle park, or interfere with the motoring public on adjacent roads.

(11) Utilities. Electricity and water service shall be provided to each recreational vehicle site. All utility lines in the park shall be underground. In all cases, RV parks shall be required to be served by public sewer and water systems.

(12) Setbacks. All unit sites shall be located at least 25 feet from any park boundary line abutting upon a public street. All unit sites shall be located at least five feet from any park boundary that does not abut a public street. Where there is a conflict between the setback standards of the specific zoning district and setback standards contained herein, the greater setback distance shall apply. (Ord. 3395 § 5, 2019).

19.65.040 Applicable Cowlitz County health standards. SHARE

Cowlitz County has health regulations that apply to recreational vehicle parks whether the park is in an unincorporated or an incorporated area (Cowlitz County Code Chapter 18.56, Campground and Recreation Facilities). They are Section 18.56.090, Health standards applicable county-wide, and Section 18.56.140, Annual operating permit required –Inspections and records.

Where there is a conflict between the county health regulations and regulations contained in this chapter, the more restrictive regulation shall apply. (Ord. 3395 § 5, 2019).

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The Longview Municipal Code is current through Ordinance 3473, passed December 8, 2022.

Disclaimer: The City Clerk's office has the official version of the Longview Municipal Code. Users should contact the City Clerk's office for ordinances passed subsequent to the ordinance cited above.

City Website: <https://www.mylongview.com/>

City Telephone: (360) 442-5041

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- Most “management headquarters” regulated as an accessory use, not specified as a particular type of structure.
- Required to follow health and safety standards, general understanding is RVs specifically are thought to be under the 30 day limit.
- Nothing found expressly prohibiting the use of an RV for management headquarters or caretakers residence.

Longview Municipal Code

LMC 19.65.030(5)

Caretaker’s Residence. One caretaker’s residence and/or office facility for the owner or operator of the **recreational vehicle** park may be allowed. Except for the park owner’s or caretaker’s residence, no manufactured home or mobile home shall be occupied, stored, or parked in a **recreational vehicle** park or campground. No manufactured home or mobile home unit shall be used for commercial, assembly, or accessory use within a **recreational vehicle** park.

Westport Municipal Code

WMC 17.28.070 Accessory uses.

Management headquarters, recreational facilities, restrooms, sanitary sewer dumping stations, showers, coin-operated laundry facilities, and other uses and structures customarily incidental to operation of a recreational vehicle park are permitted as accessory uses to the park. In addition, grocery and convenience stores shall be permitted as accessory uses at the discretion of the site plan review committee. (Ord. 1272(b), 2002)

Oroville Municipal Code

OMC 17.86.070 - Accessory uses.

Management headquarters, recreational facilities, restrooms, dumping stations, showers, coin operated laundry facilities, and other uses and structures customarily incidental to operation of an RV park are permitted as accessory uses to the RV park. In addition, grocery stores and convenience shops shall be permitted as accessory uses in the discretion of the city council, subject to the following restrictions:

- (1) Such establishments and parking areas primarily related to their operations shall not occupy more than five percent of the gross area of the park.
- (2) Such establishments shall present no visible evidence from any street outside the RV park of their commercial character which would attract customers other than occupants of the RV park.
- (3) The structures housing such facilities shall not be located closer than fifty feet to any public street and shall not be directly accessible from any public street, but shall be accessible only from a street within the RV park.

Cle Elum Municipal Code

CMC 17.51.010(I) Accessory Uses.

Management headquarters, recreational facilities, restrooms, sanitary stations, showers, coin-operated laundry facilities, and other uses and structures customarily incidental to the operation of an RV park

are permitted as accessory uses to the RV park. In addition, grocery stores and convenience shops may be permitted as accessory uses at the discretion of the planning commission or as agreed to and set forth in any annexation agreement or development agreement subject to the following restrictions:

1. Such additional establishments and the parking areas primarily related to their operations shall not occupy more than five percent of the gross area of the RV park;
2. Such additional establishments shall present no visible evidence from any city street outside the RV park of their commercial character which would attract customers other than occupants of the RV park, unless otherwise conditioned within the conditional use permit or agreements;
3. The structures housing such facilities must not be located closer than fifty feet to any city street and shall not be directly accessible from any city street, but must be accessible only from a street within the RV park, or as expressly permitted by the conditional use permit or agreements.