

ORDINANCE NO. 25-017

AN ORDINANCE amending the Camas Municipal Code relating to the parking, storing, and occupying of recreational vehicles and trailers on private property in the City of Camas.

THE COUNCIL OF THE CITY OF CAMAS DO ORDAIN AS FOLLOWS:

Section I

Section 8.06.060 B – Public nuisances—Nonhazard nuisances of the Camas Municipal Code is hereby amended to provide as follows:

8.06.060 B – Public nuisances—Nonhazard nuisances

- B. Recreational Vehicles. Recreational vehicles shall be parked or stored in accordance with Section 10.08.047. In no circumstance shall a recreational vehicle be stored in such a way that any portion of the vehicle encroaches upon a vision clearance area established by Section 18.17.030, nor shall a recreational vehicle be stored on or overhang any public right-of-way.

Section II

Section 10.08.047 A – Off-Street Recreational Vehicle and Trailer Parking of the Camas Municipal Code is hereby amended to provide as follows:

Section 10.08.047 A – Off-Street Recreational Vehicle, Boat, and Trailer Parking

- A. For all real property zoned under CMC Section 18.05.040 including all single-family attached and detached dwellings, duplexes and triplexes, off-street parking of any recreational vehicle, camper, motor home, trailer or trailer coach, as the same is defined under CMC Chapter 8.06 and 8.44 which are collectively referred to herein as ‘recreational vehicle or trailer’, is allowed so long as they do not

block pedestrian traffic on the sidewalks and only as set forth in this section. In no circumstance, within all zones of the City, shall a recreational vehicle be parked or stored in such a way as to violate Section 8.06.060B related to vision clearance and public right-of-way areas.

1. Front yard: No recreational vehicle or trailer shall be parked in the front yard of a residence with the following exceptions:
 - a. Parking in a paved driveway is permitted for a reasonable period of time to allow for loading, unloading, or preparing the vehicle for use.
 - b. Parking in a paved driveway when no reasonable access exists to the side or rear yards due to topography or other physical conditions of the site, provided that no more than one recreational vehicle or trailer is parked in a front yard at a time and that any such vehicle is currently licensed and registered.
 - c. For parcels one-half acre in size or greater, recreational vehicles or trailers may be parked outside of the front yard setback on an improved all-weather surface.
2. Side yard: No recreational vehicle or trailer shall be parked in any side yard setback flanking a public street. For all other areas under this subsection, a recreational vehicle or trailer may be parked on the side yard, provided, that it be placed on an improved all-weather surface, and placed such that the recreational vehicle or trailer is not extended beyond the front of the house.
3. Rear yard: A recreational vehicle or trailer may be parked or stored in the rear yard, provided, that it be placed on an improved all-weather surface and placed so as not to obstruct the sight distance in alleyways and not in the alley right-of-way.

4. A recreational vehicle or trailer may be parked or stored in an approved garage or carport.
5. All off-street parking areas allowed under this Section shall be accessed by an approved driveway approach.

Section III

Section 10.08.037 B - Occupancy Restrictions of the Camas Municipal Code is hereby amended to provide as follows:

10.08.037 B - Occupancy Restrictions

- B. It is unlawful for any person to reside in or occupy for more than seven days any such trailer, trailer coach, camper, mobile home, motor home, or any tent, hut, or temporary shelter that is placed, parked or stored upon the real property of any person in the city; provided, however, that the limitations of this subsection shall not apply to trailer coaches or mobile homes that are parked, occupied, or used in approved trailer parks nor to mobile homes for which a mobile home permit has been obtained as provided under Chapter 8.44.

Section IV

This ordinance shall take force and be in effect five (5) days from and after its publication according to law.

PASSED by the Council and APPROVED by the Mayor this _____ day of _____, 2025.

SIGNED: _____
Mayor

ATTEST: _____
Clerk

APPROVED as to form:

City Attorney