



Staff Report – Ordinance

October 6, 2025 Council Regular Meeting

Ordinance No. 25-017 Recreational Vehicle and Trailer Parking, Storage, and Occupancy on Private Property
Presenter: Alan Peters, Community Development Director
Time Estimate: 15 minutes

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BACKGROUND: Council adopted Ordinance No. 25-010 on June 16, 2025, amending various sections of the Camas Municipal Code related to parking, storage, and occupancy of recreational vehicles (RVs) and trailers within public streets, public property, and private property. Subsequent to the adoption of this ordinance, Council revisited Sections IV and VI of the ordinance relating to parking and occupying RVs on private property and provided direction at the August 18, 2025, Council Workshop to prepare revisions to these sections of the ordinance.

SUMMARY: Proposed Ordinance No. 25-017 includes revisions to the recently adopted RV regulations related to parking and occupancy on private property which provide for more flexibility in front yard parking of RVs while still exhibiting a preference for RV parking in garages and side and rear yards. The changes would also increase the amount of time an RV could be occupied by guests.

Revisions to CMC 10.08.047 A

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.

This section has been revised to include a reference to the definition of “recreational vehicle” in CMC 8.06.030 in order to clarify that these regulations also apply to boats.

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.

The 72-hour limit has been removed from this section in favor of providing “a reasonable period of time” for loading, unloading, or preparing an RV 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.

Instead of prohibiting parking an RV in front yards in all cases, parking would be allowed when conditions limit access to the side or rear yard. Only one RV could be parked in the front yard area at a time and only if licensed.

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.

This section has been revised to only require an “all-weather surface” as opposed to a paved or compacted gravel driveway. In addition, the requirement for screening has been removed in favor of a requirement that for these lots RVS would need to be parked outside of the front yard setback (between 20 ft. and 30 ft. from the front property line depending on the zoning designation of the property.)

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.

For side and rear yard parking, these sections have been revised to only require that RVs be parked on an “all-weather surface” as opposed to a paved or compacted gravel driveway. The requirement for a solid fence or screen has also been removed.

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.

No changes are proposed to these two sections.

Revisions to CMC 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.

The occupancy limit would be changed from five days to seven days.

BENEFITS TO THE COMMUNITY: The proposed revisions provide additional property owner flexibility while maintaining the appearance of neighborhoods by reducing long-term visual obstructions and sidewalk blockages and preserve the use of driveways for parking of passenger vehicles.

STRATEGIC PLAN: By promoting orderly parking and reasonable occupancy standards, these regulations directly support the Safe & Accessible Community priority's goals of improving transportation and neighborhood safety, preserving emergency responder access, and maintaining a safe, welcoming environment for all residents.

POTENTIAL CHALLENGES: Residents may need to adjust how they park and store their RVs

BUDGET IMPACT: No additional staffing or resources are currently anticipated. Code enforcement may experience some increase in activity due to community education and enforcement.

RECOMMENDATION: Staff recommends Council adopt Ordinance No. 22-017 and it be published accordingly to law.