



Staff Report

August 18, 2025 Council Workshop Meeting

Recreational Vehicle and Trailer Parking, Storage, and Occupancy on Private Property

Presenter: Alan Peters, Community Development Director and Shawn MacPherson, City Attorney

Time Estimate: 30 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 the public streets, public property, and private property. Subsequent to the adoption of this ordinance, Council requested that this item be revisited at a workshop to discuss the regulation of RVs and trailers on private property found in Sections IV and VI of the ordinance.

SUMMARY: This report provides a summary of the newly adopted regulations in Ordinance No. 25-010, the regulations in Camas prior to this ordinance, as well as examples of RV regulations in nearby jurisdictions related to storage of RVs on private property. Staff is not proposing any specific changes to the ordinance at this time but is prepared to discuss options to modify the ordinance if Council provides this direction.

Summary of RV Regulations Prior to Ordinance No. 25-010

- **Parking of an RV in front yard was determined to be a public nuisance.** The Camas Municipal Code declared RV parking a public nuisance due to "the presence of a threat to public health, safety and welfare" and "[adverse effects to] property values."
- **Front yard parking of RVs was restricted.** The code prohibited the parking of RVs in front yards except when a rear or side yard is "reasonably accessible" or "of sufficient size" to accommodate an RV. This subjective standard was difficult to enforce, and it did not allow for RV parking of any length of time to clean, load, or unload an RV.

CMC 8.06.060 - Public nuisances—Nonhazard nuisances.

The following provisions are declared public nuisances due to the presence of a threat to public health, safety and welfare. These nuisances also have been found to adversely affect property values in the city.

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B. Recreational Vehicles. Where a rear yard is reasonably accessible or a side yard of sufficient size to accommodate a recreational vehicle the vehicle shall not be stored in the front yard of a lot. 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 18.64.110, nor shall a recreational vehicle be stored on or overhang any public right-of-way.

- **RV occupancy was limited.** The code prohibited the occupancy of an RV on private property to ten days.

8.44.020 - Occupancy restrictions.

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B. It is unlawful for any person to reside in or occupy for more than ten days any trailer, trailer coach, camper, mobile home or motor home that is parked or stored upon the real property of any person in the city. . .

- **Other parking on private property is regulated by the CMC.** The code has already restricted passenger vehicle parking to driveways, parking spaces, carports, or garages. Canopies, unmounted campers, ATVs, boats, and motorcycles are prohibited from being parked in front yards. Commercial vehicles are required to be parking in a building or otherwise screened from view. This language remains in effect and was not changed with Ordinance No. 25-010.

CMC 8.06.060 - Public nuisances—Nonhazard nuisances.

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D. Vehicle Parking. The personal, noncommercial outdoor storage of vehicles and vehicle accessories is permitted provided the following standards are met:

1. All passenger vehicles including pickup trucks shall be parked in a designated driveway, parking space, carport or garage.

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3. Canopies, shells, unmounted campers, dune buggies, ATV's and boats with or without trailers, motorcycles, etc., shall not be stored in the front yard or the side yard of a flanking street.

...

5. No property zoned R1 or MF may be used for the purpose of storing any commercial vehicle (as defined by WSDOT) unless such vehicle is stored within a building or is otherwise screened so as not to be visible from another property or from any public right-of-way.

Summary of Ordinance No. 25-010

- **Front yard parking of RV is restricted to 72 hours.** Except for the 72-hour period allowed for loading or unloading, RV parking is restricted to side and rear yards behind a 6 ft. sight obscuring fence. All RV parking areas must be accessed by an approved driveway approach, i.e., you cannot drive an RV over a curb, planting strip, or sidewalk to access a parking area.

1. Front yard: No recreational vehicle or trailer shall be parked in the front of a residence with the following exceptions:

a. Parking in a paved driveway for a period not to exceed 72 hours.
b. For parcels one-half acre in size or greater, recreational vehicles may be parked on a paved or compacted gravel driveway or pad, provided the existing landscaping fully screens the recreational vehicle from any adjacent public street.

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 a paved or compacted gravel driveway or pad, placed such that the recreational vehicle or trailer is not extended beyond the front of the house, and is located behind a minimum 6 ft. high sight obscuring fence.

3. Rear yard: A recreational vehicle or trailer may be parked or stored in the rear yard, provided, that it be placed on a paved or compacted gravel pad and placed so as not to obstruct the sight distance in alleyways and not in the alley right-of-way and is located behind a minimum 6 ft. high sight obscuring fence.

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.

- **RV occupancy is limited to 5 days at a time.** The ordinance prohibits on-site occupancy of an RV by guests for more than five days.

It is unlawful for any person to reside in or occupy for more than five 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.

Summary of RV Parking Regulations in Other Cities

Vancouver

RVs are prohibited in front yards except on a legal driveway outside of all site triangles. Must be currently licensed and registered.

RVs can be parked in side or rear yards, but they must not impede emergency access to all sides of a structure and must be screened by a 6 ft. fence or hedge.

RVS can be occupied for up to 14 days in any calendar year.

17.14.300 Limitations on the occupancy of motor vehicles and marine crafts.

A. Occupancy of recreational vehicles on private property. Recreational vehicles shall be fully self-contained. No occupancy shall be allowed for greater than fourteen (14) days in any calendar year for any motor home, camper or other recreational vehicle on premises, except as otherwise specifically authorized by VMC Title 20.

17.14.290 Limitations on the parking of motor vehicles, boats, trailers, commercial, and heavy commercial equipment.

B. Recreational vehicles, boats, trailers. Recreational vehicles, boats, and trailers shall be parked, kept or stored on an improved all weather surface and shall not be parked, kept or stored in required front yard setbacks, except for a legally established driveway that is located out of sight triangles as per 20.985 VMC; does not extend into City right-of-way; and is currently licensed and registered. Recreational vehicle, boat, or trailer parking in the side or rear yard setbacks is allowed so long as emergency responders may access all sides of a structure. Access to parking shall be via an approved driveway approach and an improved all weather surface and such parking must be screened from the street and adjoining properties by a 6' sign obscuring fence or hedge.

Battle Ground

RVs must be stored in an enclosed structure or kept behind the front building line of the house and must observe setback requirements for accessory buildings and structures.

17.135.150 Trailer and boat storage in residential districts.

Storage of house trailers, horse trailers and other recreational vehicles and trailers in residential districts outside of an enclosed structure shall be kept behind the front building line of the principal dwelling unit and shall observe the other setback requirements that apply to accessory buildings and structures.

Washougal

RVs must be parked in a driveway, parking space, carport, or garage.

9.70.040 Public health, safety and welfare nuisances.

The following provisions are declared public nuisances due to presence of a threat to public health, safety and welfare. These nuisances also have been found to adversely affect property values in the city.

(17) Vehicle and Vehicle Accessories Parking and Storage. The noncommercial outdoor storage of vehicles and vehicle accessories is permitted provided the following standards are met:

(a) All motor and recreational vehicles shall be parked in a designated driveway, parking space, carport or garage.

Ridgefield

RVs must be parked in an off-street parking area, including driveways so long as they are not parked in front of the primary façade of the dwelling. In the higher-density single-family zone, RVs can be parked in any off-street parking area.

RVs can be occupied up to two weeks per year with the permission of the property owner.

18.210.080 - Vehicles in residential zones.

4. Motor homes, recreational vehicles and utility trailers may be parked in off-street parking areas as follows:

a. RLD-8 zone, in allowed off-street parking area;

b. RLD-6 and RLD-4 zones, in allowed off-street areas, including driveways; so long as they are not parked between the front lot line and the primary facade of the dwelling.

18..205.020

Z. Recreational Vehicle (Single). Persons may occupy a recreational vehicle (RV), parked on a lot, for up to two weeks per year with the permission of the property owner.

La Center

RVs can be parked in driveways for up to two weeks per year. They cannot be parked in front of the primary façade of the dwelling for more than two weeks per year.

18.280.030 General requirements.

(c) Motor homes, recreational vehicles, boats and utility trailers shall not be parked in residential driveways for more than two weeks per year. If parked on residential lots for more than two weeks per year, they are not to be parked

between the front lot line and the primary facade of the dwelling. Car-top boats and canoes are exempt from this requirement.

Woodland

RVs cannot be parked in the front yard setback unless there is not reasonable access to side yards or rear yards because of topography or other physical conditions on the site.

RVs can be occupied by guests for up to 30 days per year.

17.16.080 - Performance standards.

2.Recreational and Utility Vehicles. . .

a. Vehicles shall not intrude into public right-of-way or obstruct sight visibility from adjacent driveways;

b. Vehicles shall not be parked in the front building setback unless there is no reasonable access to the building side yards or rear yards because of topography or other physical conditions on the site. However, not more than one recreation and/or utility vehicle shall be parked in the front setback, with no more than three stored outside per single-family lot;

. . .

e. At no time shall parked or stored recreational vehicles be occupied or used as a permanent or temporary dwelling unit except that guests who travel with a recreational vehicle may reside in the vehicle on the host's premises on a temporary basis not to exceed thirty days per year.

Portland

RVs cannot be parked between the front lot line and the building line.

BENEFITS TO THE COMMUNITY: The ordinance is intended to enhance 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 that Council maintain Ordinance No. 25-010.