



Staff Report – Ordinance

June 16, 2025 Council Regular Meeting

Ordinance No. 25-010 – Recreational Vehicle and Trailer Parking, Storage, and Occupancy

Presenter: Alan Peters, Community Development Director

Time Estimate: 10 minutes

Phone	Email
360.817.7254	apeters@cityofcamas.us

BACKGROUND: Parking, storage, and occupancy of recreational vehicles (RVs) and trailers are currently regulated by the Camas Municipal Code in Titles 8 and 10, but these regulations have not been updated in several years and primarily address RV and trailer parking within public streets. Staff has determined that the current code is inadequate to address recent concerns regarding RV and trailer storage and occupancy on private property as well as public streets.

SUMMARY: The proposed Ordinance No. 25-010 repeals outdated provisions and establishes more comprehensive regulations in CMC Chapter 10.08 governing the off-street and on-street parking, storage, and occupancy of recreational vehicles and trailers. Specifically:

- **Off-Street Parking:** RVs and trailers may be parked in rear or side yards if they meet specific surfacing and screening requirements (e.g., gravel or paved pads, 6 ft. high sight-obscuring fences).

Front yard parking is allowed only on paved driveways and for no more than 24 hours, with more flexibility for lots larger than one-half acre. This allows adequate time for loading and unloading purposes, but not for long-term storage.

- **On-Street Parking and Occupancy:** The ordinance limits on-street parking of RVs and trailers to no more than 24 hours and prohibits occupancy of any such vehicle on public streets for any length of time. On private property, occupancy is restricted to five days. This allows property owners a reasonable length of time to host guests in an RV on their property. Currently RV occupancy is limited to ten days.
- **Enforcement and Penalties:** Violations will be treated as non-traffic civil infractions, with monetary penalties up to \$250 for the first offense and \$500 for any subsequent offense.
- **Parks and Public Property:** A new provision prohibits RV and trailer parking in City parks unless specifically designated.

BENEFITS TO THE COMMUNITY: The proposed ordinance enhances the appearance and functionality of neighborhoods by reducing long-term visual obstructions and sidewalk

blockages. It supports City efforts to ensure safe, accessible streets for pedestrians and emergency vehicles.

POTENTIAL CHALLENGES: Residents accustomed to more flexible RV and trailer use, particularly those with limited storage options, may need to adjust how they park and store these vehicles.

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. 25-010 and it be published accordingly to law.