

ORDINANCE NO. 25-010

AN ORDINANCE amending the Camas Municipal Code relating to the parking, storing, and occupying of recreational vehicles and trailers on public and 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 18.64.110, nor shall a recreational vehicle be stored on or overhang any public right-of-way.

Section II

Section 8.06.060 D(4) – Public nuisances—Nonhazard nuisances of the Camas Municipal Code is hereby amended to provide as follows:

8.06.060 D – Public nuisances—Nonhazard nuisances

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

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4. When parked outside of an enclosed garage, vehicles shall not be covered by tarps, plastic sheets, or any item other than a commercially manufactured car or

RV cover that is maintained in good repair.

Section III

Section 8.44.020 of the Camas Municipal Code is hereby repealed.

Section IV

A new Section 10.08.047 – Off-Street Recreational Vehicle and Trailer Parking is hereby added to the Camas Municipal Code to read as follows:

Section 10.08.047 – Off-Street Recreational Vehicle 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 camper, motor home, trailer or trailer coach, as the same is defined under CMC Chapter 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 of a residence with the following exceptions:

- a. Parking in a paved driveway for a period not to exceed 24 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.

B. Any person violating the provisions of this section shall be guilty of committing a non-traffic civil infraction for which a notice of infraction may be issued, with an assessed monetary penalty not to exceed two hundred fifty dollars for the first offense and five hundred dollars for each subsequent offense.

Section V

Section 10.08.020- Time Limit- Non-posted Streets of the Camas Municipal Code is hereby amended to provide as follows:

10.08.020 Time Limit- Non-posted Streets

- A. Except for these streets with posted time limits for parking as provided for in Section 10.08.010 or as otherwise provided in this Section, it is unlawful to park any vehicle on any street for a period longer than 72 hours.

- B. Campers, motor homes, trailers or trailer coaches, as the same is defined under CMC Chapter 8.44, or any boats/boat trailers shall not be parked on any street for a period longer than 24 hours.

Section VI

A new Section 10.08.037- Occupancy Restrictions is hereby added to the Camas Municipal Code to provide as follows:

10.08.037- Occupancy Restrictions

- A. It is unlawful for any person to reside in or occupy any trailer, trailer coach, camper, mobile home, or motor home, as the same is defined under CMC Chapter 8.44, that is parked upon a public street.
- B. 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.
- C. Any person violating the provisions of this section shall be guilty of committing a non-traffic civil infraction for which a notice of infraction may be issued, with an assessed monetary penalty not to exceed two hundred fifty dollars for the first offense and five hundred dollars for each

subsequent offense.

Section VII

Subsection 10.08.060 A - Violation- Penalty is hereby amended to provide as follows:

10.08.060 A -Violation-Penalty

A. Except as otherwise provided in this Chapter, any person violating any provision of this chapter is guilty of committing a traffic infraction, and upon being found to have committed a traffic infraction shall be assessed a monetary penalty as follows: For violation of CMC Section 10.08.035 - fifty dollars and for all other parking infractions specifically imposed by this chapter - thirty dollars. Violations of all other parking provisions as may be imposed by the Washington Model Traffic Ordinance, as adopted per CMC Chapter 10.04, or by the adopted provisions of state law pursuant to CMC Section 10.08.055 of this chapter, shall be subject to the respective penalties as otherwise set forth therein or as set forth in IRLJ Section 6.2.

Section VIII

A new subsection 12.32.210 D is hereby added to the Camas Municipal Code to provide as follows:

12.32.210 D:

D. It is unlawful to park any camper, motor home, trailer or trailer coach, as the same is defined under CMC Chapter 8.44, in any parking area of any park in the City except as may be specifically designated.

Section IX

The City Parks and Recreation Director shall revise posted city park regulations consistent with the provisions of Section XIII herein.

Section X

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