



City of Stevenson

Planning Department

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Planning Commission Interpretation

Two-Family Residential District—Travel Trailers (ZON2022-01)

Issue:

The use table adopted at SMC 17.15.040 did not contemplate whether Travel Trailer uses would be compatible in the R2 Two-Family Residential District. At their regular meeting in February, 2022, the Planning Commission addressed this unintentional omission to determine whether the use would have been permitted had it been previously contemplated and whether it is compatible with the other listed uses in the district.

Guiding Policy

This interpretation is guided by SMC 17.12.020 which requires the following approval standards and considerations, for which affirmative findings are required before an unlisted use could be allowed.

- 1) SMC 17.12.020(C)(1) – The use is consistent with the purpose of the applicable zoning district;

AND
- 2) SMC 17.12.020(C)(2) – The use is expressly allowed in a less restrictive district;
OR
- 3) SMC 17.12.020(C)(3) – The use is of the same general character as the principal and conditional uses authorized in such district

AND
- 4) SMC 17.12.020(E)(1) – The proposed use serves a purpose customarily incidental to the instant principal use on the property under consideration.

Discussion

Use: The City lists Travel Trailer uses in its use descriptions at SMC Table 17.13.010-1:

A trailer built on a single chassis transportable upon the public streets and highways that is designed to be used as a temporary dwelling without a permanent foundation and may be used without being connected to utilities.

Zoning District: The purpose of the R2 Two-Family Residential District is listed at SMC 17.15.010(B):

The two-family residential district (R2) is intended to provide minimum development standards for higher-density residential uses where complete community services are available and where residential uses are separated from uses characteristic of more urban and more rural areas.

District Allowances: This use is not expressly allowed in any district (less restrictive or otherwise). The SR District is the only area in which this use is contemplated, and in that district it is listed as X – prohibited.

Character of Uses: In the R2 District, 29 uses are either permitted (P) or conditional (C). Travel Trailers are of the same general character as 1 of those uses [Temporary Emergency, Construction or Repair Residence (C)]. Additionally, there are 5 uses listed as prohibited (X) in the R2 District. Travel Trailers are of the same general character as 2 of those uses [Mobile Home (X), and Campground (X)].

Instant Principal Use: Vacant properties have no instant principal use. There is no ability for an accessory use to be established where there is no principal use.

Findings

Based on the discussion below, the following findings are made:

- 1) The Travel Trailers use is consistent with the purpose of the R2 Two-Family Residential District.
- 2) The Travel Trailer use is not expressly allowed in a less restrictive district than the R2 District.
- 3) The Travel Trailer use is of the same general character as the principal and conditional uses authorized in the R2 District.
- 4) The Travel Trailer use is not customarily incidental to vacant property, which have no instant principal use.

Interpretation:

In the R2 Two-Family Residential District, the Travel Trailer use satisfies the criteria of SMC 17.12.020(C)(1 & 3). As a result, the use may be allowed upon issuance of a Conditional Use Permit. Furthermore, when proposed on vacant property with no instant principal use, the Travel Trailer use does not satisfy the criterion of SMC 17.12.020(E)(1). As a result, the use may not be allowed by the Zoning Administrator as an Accessory Use.

For the Planning Commission:

Chair

Date