

Temporary Occupancy of Recreational Vehicle or Travel Trailer

A recreational vehicle (RV) or travel trailer located on a residential lot of record may be temporarily occupied for a period of 120 days subject to compliance with the standards set forth in this Section. Recreational vehicles, travel trailers or tents located within a recreational vehicle park or other public areas are ~~not~~ subject to other standards set forth in ~~this section~~ the Tenino Municipal Code, or as established by City Staff consistent with the Tenino Municipal Code.

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1. Temporary occupancy of a recreational vehicle or travel trailer is permitted in all appropriate zones when in compliance with the following:

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- A. Within the city limits, only a recreational vehicle or travel trailer located on a lot developed with a principal dwelling unit or dwelling under construction or remodel may be occupied for the temporary time consistent with the length of the building permit, and be renewed up to an additional 30 days, as determined by the City without submission of another permit application. Occupancy of RVs or travel trailers on developed residential property of less than 15 consecutive days within a 120-day period do not need City approval.
- B. Recreational vehicles or travel trailers shall be in good working order and well maintained such that their appearance is not unsightly as determined by the City in such a condition as to provide for safe and effective use.
- C. 15 Days allowed after 15, more allowed with permit. With Permit for Extenuating circumstances they may be allowed to occupy RV for an additional 30 days, City Permit must be issued in advance.
- D. Recreational vehicles or travel trailers shall not be placed in critical areas or their associated buffers.
- D. Recreational vehicles or travel trailers shall have access to adequate power and water at the site. In addition, *through the permitting process, methods of wastewater disposal shall be established.* If connection to the City sewer system is established through an approved connection, the property owner will be charged an additional \$50.00 per month on the utility customer's utility bill. No grey or black water shall be discharged on the property. Any evidence of such will cause immediate revocation of the temporary occupancy permit. The utility customer will be responsible for any unpaid charges as a result of occupancy of an RV or trailer on the corresponding residential property.

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~~D.~~

City staff will prepare an application for

temporary occupancy consistent with this ordinance. All proposals applications for temporary occupancy of Recreational Vehicle or Travel Trailer permit within City limits shall include

a statement of the type of recreational vehicle, how water and sewer services will be provided.

E. No generators are allowed to power the recreational vehicle or travel trailer under this permit.

E. F. Garbage and sanitation shall be disposed of in a manner approved by the

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G. Recreational vehicles or travel trailers shall only be placed in side yards or back yards of the lot instead of the front of a residence. Where a house exists on the neighboring property, a minimum of 10' clearance shall be maintained from the property lines. Establishment of use cannot impact neighboring properties. All City standards related to a single-family dwelling shall apply unless specifically changed here. A maximum of 1 RV or trailer is allowed per lot.

F. H. At the discretion of the City, temporary occupancy of an RV or travel trailer shall include a site plan or map showing proposed placement of the RV or travel trailer on the property.

A recreational vehicle or travel trailer may be occupied for up to 15 days per year without a temporary use permit. The recreational vehicle or travel trailer shall be removed from the lot at the end of the 15-day period except the he recreational vehicle or travel trailer may remain on site unoccupied if the person or entity in control of the property is the legal or registered owner, subject to any City requirements for storage of recreational vehicles or travel trailers.

2. An approval for the temporary occupancy of a recreational vehicle or travel trailer is valid for a maximum of 120 days when in compliance with this standard. Extensions of this approval may be granted on a case-by-case basis, when needed, for an additional 120 days.

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4.2. Unless specifically different here, all City codes must be met. The occupancy of RVs and travel trailers on residential property is not intended to modify the amend any other section of the Tenino Municipal Code pertaining to the use, parking, storage, abandonment of RV's and travel trailers, or any other section generally.

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3. This ordinance will expire 1 year from time of adoption unless extended by the City Council. During this period there will only be 10 permits allowed at any one time City staff will have the

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discretion to limit the number of permits for occupancy issued as described herein based on the City's financial and staffing capacity. Only one permit per household.

- 5.4. ~~06~~ Violation of a temporary occupancy permit shall be punishable as a class 1 civil infraction pursuant RCW 7.80.120, in addition to other civil penalties that may be applicable to such violation, such as for vehicle abandonment.