

ORDINANCE _____

**AN ORDINANCE OF THE CITY OF TENINO,
WASHINGTON, ADDING CHAPTER [fill in],
RECREATIONAL VEHICLE AND TRAVEL TRAILER
TEMPORARY OCCUPANCY, TO THE TENINO
MUNICIPAL CODE**

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WHEREAS, a recreational vehicle or travel trailer (collectively “RV”) located in a residential lot within the City of Tenino for conditional temporary occupancy is beneficial to residents who may need family or friends nearby for to assist with safety and care, who have family or friends in the process of relocating, and for various other reasons; and

WHEREAS, the City currently allows under TMC 108.40.140 for temporary stays in permitted RV parks; and

WHEREAS, the City must balance the benefits of temporary RV occupancy on residential lots with problems that may be associated with unrestricted occupancy.

NOW THEREFORE, the City Council of the City of Tenino, Washington, do ordain as follows:

Section I. It is the intention of the City Council, and it is hereby ordained, that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances, City of Tenino, Washington, and the section of the code and this ordinance may be renumbered to accomplish that intention.

Section II. A new chapter numbered _____, and titled “Temporary Occupancy of Recreational Vehicles on Residential Lots,” shall be added to the Tenino Municipal Code as described in Exhibit A attached hereto, made part hereof, and incorporated herein by reference.

Section III. This Ordinance shall become effective five (5) days after publication as required by law.

Adopted by the Tenino City Council and approved by its Mayor this _____ day of August, 2022.

Wayne Fournier, Mayor

Attest:

Jen Scharber, Acting Clerk/Treasurer

First reading: [date]
Second reading: [date]

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Approved as to Form:

Richard L. Hughes, City Attorney

Temporary Occupancy of Recreational Vehicle or Travel Trailer

A recreational ~~v~~ehicle (RV) or ~~t~~ravel ~~t~~railer located on a residential lot of record may be temporarily occupied for a time 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 of up to 120-60 days, and be renewed up to an additional 60 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 30 consecutive days within a 120-day period do not need City approval.

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- B. Recreational vehicles or travel trailers shall be in good working order and 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, and not be more than 10 years old.

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Commented [RH1]: Excluding 30 day periods should reduce the administrative burden for the city.

- C. ~~A recreational vehicle or travel trailer parked on a public right of way or easement shall not be occupied.~~

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- ~~D. C.~~ Recreational vehicles or travel trailers shall not be placed in critical areas or their associated buffers.

Commented [RH2]: I don't think you want to have this here. There may be Boise decision implications.

- 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 \$25.00 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.~~

- ~~b.a.~~ 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 City.~~

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 can not cannot impact neighboring properties. All City standards related to a single family 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 placemen of the RV or travel trailer on the property.~~

~~— All proposals for temporary occupancy of RV or travel trailer within City limits shall include a site plan showing proposed placement of RV or travel trailer on parcel.~~

H-I. The recreational vehicle or travel trailer shall be removed from the lot within 14 days after expiration of the temporary occupancy period except the recreational vehicle or travel trailer may remain on site unoccupied if the person or entity in control of the ~~the~~ property is the legal or registered owner, subject to any City requirements for storage of recreational vehicles or travel trailers.

I-J. ~~A recreational vehicle or travel trailer may be occupied for up to 14 days per year without a temporary use permit.~~

~~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.~~

~~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.~~

~~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 discretion to limit the number of permits for occupancy issued as described herein based on the City's financial and staffing capacity.~~

~~5-4. 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.~~

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