

PROPOSED ZONING CODE AMENDMENTS TO ADDRESS RECREATIONAL VEHICLE PARKS

Chapter 19.35 Riverfront District, RF-1

19.35.010 Uses permitted.

In the riverfront district, RF-1, no buildings or premises shall be used nor shall any building or structure be hereafter erected or altered except for one or more of the following uses:

(16) ~~Commercial parks for trailers and other recreational vehicles;~~ Recreational Vehicle Park per LMC Chapters 19.65 and 19.90;

Chapter 19.39 County Event Center District, CEC

19.40.090 Recreational vehicle parks.

The use of a recreational vehicle park in the CEC district shall be limited so as to provide accommodations for events at the Cowlitz County Event Center or other community events. No recreational vehicle may occupy the park for more than 14 days in any one 30-day period.

Except for the limitations given above, recreational vehicle parks are subject to the standards in Chapter 19.65 and approval process given in Chapter 19.90.

Chapter 19.44 Commercial Zoning Districts

19.44.020 Uses.

Table 19.44.020-1 includes uses that are permitted (“P”) or allowed through a special property use permit (“SPU”). If a field is blank, or the use is not listed, the use is not allowed in that particular zone.

Table 19.44.020-1. Permitted uses in commercial zones.						
Use						
Lodging, temporary stay	D-C	CBD	RC ¹	NC ²	GC	O/C
Recreational vehicle (RV) parks and campgrounds per LMC Chapters 19.65 and 19.90					P	

Chapter 19.58 Industrial Zoning Districts

19.58.020 Uses.

Table 19.58.020-1 includes uses that are permitted (“P”) or allowed through a special property use permit (“SPU”). If a field is blank, or the use is not listed, the use is not allowed in that zone.

Table 19.58.020-1. Permitted uses in industrial zones.			
Use			
	LI-A & B	HI	C/I
Recreational Vehicle Park <u>per LMC Chapters 19.65 and 19.90</u>		p ⁵	SPU <u>P</u>

New Chapter

Chapter 19.65 Recreational Vehicle Parks

19.65.010 Applicability.

This chapter applies to all new and expanding recreational vehicle parks.

19.65.020 Purpose.

The purpose of this chapter is to provide design standards that ensure recreational vehicle parks are located, developed and occupied in a manner that will protect the health, safety, general welfare and convenience of the occupants and the citizens of the City of Longview.

19.65.030 Standards – General.

The minimum design standards for recreational vehicle parks shall be as follows:

- (1) Size. The minimum area for a recreational vehicle park shall be one acre.
- (2) Recreational Vehicle Site Size. Each individual recreational vehicle site shall be not less than 750 square feet in size.
- (3) Parking. At least one parking space shall be provided at each recreational vehicle site. At least one additional parking space for each 20 recreational vehicle sites shall be provided for visitor parking in the park.
- (4) Occupancy. No one unit shall occupy a site for more than thirty consecutive days per year. This standard shall not permit a unit to be moved off-site for one day or so and moved back in thereafter. No space within a recreational vehicle park shall be occupied for any purpose other than those expressly allowed in the approved site plan.
- (5) Caretaker's Residence. One caretaker's residence and/or office facility for the owner or operator of the recreational vehicle park may be allowed. Except for the park owner's or caretaker's residence, no manufactured home or mobile home shall be occupied, stored, or parked in a recreational vehicle park or campground. No manufactured home or mobile home unit shall be used for commercial, assembly, or accessory use within a recreational vehicle park.

(6) Internal Park Roads. All internal park roads shall be privately owned and maintained. All park roads shall be constructed to LMC Chapter 18.10.100 for emergency vehicle access. All roads shall be paved with asphalt or concrete unless otherwise specifically approved. All roads, access driveways, unit sites, and vehicle parking spaces shall be surfaced to provide drainage and to avoid dust.

(7) Open Space/Recreational Facilities. A minimum of 20 percent of the site shall be set aside and maintained as open space for the recreational use of park occupants. Such space and location shall be accessible and usable by all residents of the park for passive or active recreation. Parking spaces, driveways, access streets, and storage areas are not considered to be usable open space. The percentage requirement may be reduced if substantial and appropriate recreational facilities (such as recreational buildings, swimming pools or tennis courts) are provided.

(8) Attachments – outdoor storage. No decks, porches, outdoor storage, or other exterior additions shall be attached to a recreational vehicle or constructed or erected on a RV space; provided, however, that an awning designed as part of and permanently attached to a recreational vehicle shall be allowed. Wheels and tires shall not be removed from any recreational vehicle, nor shall skirting be allowed. Nothing in this subsection shall conflict with the Americans with Disabilities Act requirements, where applicable, for access to an individual recreational vehicle

(9) Fences and Walls. No fence or wall shall be erected between unit spaces, except a retaining wall or a guardrail may be installed for safety purposes.

(10) Lighting. All security or safety lighting shall be designed, hooded, and placed in a manner that does not cause direct light or glare to trespass onto any property located outside the boundaries of the recreational vehicle park, or interfere with the motoring public on adjacent roads.

(11) Utilities. Electricity and water service shall be provided to each recreational vehicle site. All utility lines in the park shall be underground. In all cases, RV parks shall be required to be served by public sewer and water systems.

(12) Setbacks. All unit sites shall be located at least twenty-five feet from any park boundary line abutting upon a public street. All unit sites shall be located at least five feet from any park boundary that does not abut a public street. Where there is a conflict between the setback standards of the specific zoning district and setback standards contained herein, the greater setback distance shall apply.

19.65.040 Applicable Cowlitz County Health Standards.

Cowlitz County has health regulations that apply to recreational vehicle parks whether the park is in an unincorporated or an incorporated area (Cowlitz County Code Chapter 18.56 Campground

and Recreation Facilities). They are “Section 18.56.090 Health standards applicable county-wide” and “Section 18.56.140 Annual operating permit required –Inspections and records.” Where there is a conflict between the county health regulations and regulations contained in this chapter, the more restrictive regulation shall apply.

Amend Chapter 19.90 Binding Site Plan

19.90.015 Definitions.

“Binding site plan” means a drawing to a scale specified by local ordinance which: (1) identifies and shows the areas and locations of all streets, roads, improvements, utilities, open spaces, and any other matters specified by local regulations; (2) contains inscriptions or attachments setting forth such appropriate limitations and conditions for the use of the land as are established by the local government body having authority to approve the site plan; and (3) contains provisions making any development be in conformity with the site plan.

“Type A binding site plan” means a binding site plan proposed for the sale or for lease of commercially or industrially zoned property. Type A binding site plans are approved administratively.

“Type B binding site plan” means a binding site plan proposed for the sale or lease of residential property either in a manufactured home park, ~~travel-trailer~~ recreational vehicle park or condominiums. Type B binding site plans are approved by the planning commission after an open-record hearing.

19.90.020 Applicability of provisions.

This chapter applies to the following:

- (1) An alternative method of subdividing land for sale or lease of property in the commercial or industrial zone classifications;
- (2) Condominiums authorized under Chapter 64.34 RCW and where allowed in the zoning code; and
- (3) Manufactured home parks where allowed in the zoning code.
- (4) Recreational Vehicle Parks where allowed in the zoning code