



Memorandum

November 1, 2018

TO: Longview Planning Commission

FROM: Steve Langdon, Planning Manager

SUBJECT: Recreation Vehicle (RV) Parks

Currently RV parks are allowed in the following zoning districts:

- Mixed Use – Commercial/Industrial District upon receiving a special property use permit
- Heavy Industrial District (only allowed to locate in a public park – Gearhart Gardens Park)
- Riverfront District
- County Event Center District (RV parks in this district are only intended for activities at the event center or other community events – occupancy is limited to 14 days in any 30 day period)

At the November 1 meeting, we will discuss whether RV parks should be allowed in additional zoning districts. The General Commercial District is a district the Planning Commission may want to consider.

In two places in the zoning code an approval method for RV parks are mentioned. As shown above, a special property use permit is needed for an RV park in the Mixed Use – Commercial/Industrial District. The other place where an approval process is mentioned is in the Binding Site Plan chapter which has the following definition:

“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 park or condominiums. Type B binding site plans are approved by the planning commission after an open-record hearing. (*Underlined text is my emphasis*)

City staff recommends that the zoning code be amended to state that all RV parks are approved through the “Type B binding site plan” approval process. Type B binding site plans are approved by the Planning Commission after an open-record hearing.

Currently, there are no development standards in the zoning code relating to RV parks. City staff recommends that the City adopt some basic standards. Following are standards that City staff recommends.

- Size. The minimum area for a recreational vehicle park shall be one acre.
- Recreational Vehicle Site Size. Each individual recreational vehicle site shall be not less than 750 square feet in size.
- 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.
- 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.
- 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.
- Internal Park Roads. All internal park roads shall be privately owned and maintained. All park roads shall be constructed to the ____ (emergency vehicle access)_____. Standards as amended. All roads shall be paved with asphalt or concrete unless otherwise specifically approved. All roads, access driveways, and parking spaces shall be surfaced to provide drainage and to avoid dust.
- 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.
- 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

- 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.
- 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.
- 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.
- 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.

Cowlitz County also has health regulations that apply to RV parks whether the park is in an unincorporated or an incorporated area. Two sections Cowlitz County Code Chapter 18.56 titled “Campground and Recreation Facilities” apply. They are “Section 18.56.090 Health standards applicable county-wide” and “Section 18.56.140 Annual operating permit required –Inspections and records.” These sections are attached.

I hope to bring specific code amendment recommendations to the Planning Commission meeting. Meanwhile, if you have any questions or concerns, please contact me at 442-5083.

Cc: Jim McNamara, City Attorney
Steve Shuman, Assistant City Attorney
Craig Bozarth, City Engineer
John Brickey, Community Development Director