

**Chapter 17.40**  
**Recreational Vehicle Parks**

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**17.40.010 Purpose.** The purpose of this Chapter shall be to establish the rules, regulations, requirements, and standards for the development and operation of recreational vehicle parks in the city. This chapter is to ensure that each recreational vehicle park is located, developed, expanded, modified, and managed in accordance with standards and regulations which will protect public health, safety, and general welfare.

**17.40.020 General requirements.** It is unlawful for any person to use a recreational vehicle for commercial purposes or to construct, establish, or operate a recreational vehicle park within the City without a Commercial Site Development Plan and processed as a Class 2 or Class 3 permit (level of review will be based on spaces to be provided) in accordance with the requirements of this Chapter:

- A. No recreational vehicle shall be occupied overnight for commercial purpose anywhere in the city, except:
  - 1. When located in an approved Recreation Vehicle Park;
  - 2. When authorized during construction by a Building Permit; or
  - 3. When authorized by a valid Temporary Use Permit.
- B. It shall be the responsibility of the recreation vehicle park owner or manager to apply for and maintain a City business license;
- C. All required site improvements, and other conditions of approval must be met prior to the use of a recreational vehicle park;
- D. No space within a recreational vehicle park shall be rented for any purpose other than those expressly allowed by this Chapter;
- E. No recreational vehicle or tents shall be used as a permanent place of abode or dwelling. Occupancy in a RV Park for more than three consecutive months will be conclusively deemed to be permanent occupancy and shall not be permitted. Any action toward removal of wheels of a recreation vehicle, except for temporary purposes of repair; or placement of the unit on a foundation, is prohibited.

- F. No external appurtenances, such as carports, cabanas or patios, may be attached to any recreational vehicle while it is in the park. There shall be no outside storage of materials or appliances.
- G. Failure to comply with the conditions of approval and to maintain a valid business license may result in the suspension or revocation of permits, and/or civil or criminal penalties.

**17.40.030 Commercial Site Development Plan required.** A Commercial Site Development plan shall be submitted with all applications for the recreational vehicle park. An approved site plan shall constitute an integral part of the permit for the recreational vehicle park, and shall be binding upon the owner of the property, its successors and assigns:

- A. All utility improvements shall be shown upon the site plan and shall be subject to the review of the city, as well as state inspectors, to assure that adequate fire flows, traffic safety, and lighting of the streets and lots has been provided.

**17.40.040 Design standards.** The purpose of this section is to establish minimum design standards for a recreational vehicle park:

- A. The minimum site area of a park shall be three acres. The maximum area of a recreational vehicle parks, or combination of adjacent parks, shall be fifteen acres. Recreational vehicle parks shall be considered to be "adjacent" to one another unless they are separated by an unrelated land use, and not merely a public or private street, easement or buffer strip;
- B. The number of recreational vehicles permitted in a park shall not exceed a density of twenty units per gross acre. During the permit review, the density may be limited further to ensure compatibility with the surrounding area;
- C. Each individual recreational vehicle site shall not less than eight hundred square feet, with a minimum width of twenty feet;
- D. Recreational vehicle parks shall be located with direct access to a major arterial or state highway and with appropriate frontage thereon to permit appropriate design of entrances and exits. No entrance or exit from a park shall be permitted through a residential district, nor require movement of traffic from the park through a residential district;
- E. Entrances and exits to the recreational vehicle park shall be designed for safe and convenient movement of traffic into and out of the park with minimal impediment to traffic into and out of the park with minimal impediment to traffic on adjacent streets. All traffic into and out of the park shall be through such entrances and exits. No entrance or exit shall require a turn at an acute angle for vehicles moving in the direction intended, and radii of curbs and pavements at intersections shall be such as to facilitate easy turning movements for vehicles with trailers attached. No material

- impediment to visibility shall be created or maintained which obscures the view of an approaching driver;
- F. At least one parking space shall be provided on each site. At least one parking space for each three sites shall be provided for visitor parking grouped and distributed evenly throughout the park. All off-street parking spaces are to be asphalt, asphalt shavings or concrete;
  - G. All internal park roads shall be privately owned and maintained. They shall be constructed with asphalt concrete pavement (ACP), or concrete.
  - H. Each lot shall contain a suitable stabilized vehicle parking pad of asphalt, asphalt shavings or concrete;
  - I. A minimum of fifteen percent of the site shall be set aside and maintained as open space for the recreational use of the park occupants. Such open space and location shall be accessible to active recreation. Parking spaces, driveways, access streets, sidewalks and storage areas are not considered to be usable open space;
  - J. Units shall have a minimum side-to-side clearance of twelve feet and minimum end-to-end clearance of ten feet between units;
  - K. The following minimum setback requirements shall apply to the RV Park boundary:
    - 1. Twenty-five feet from a public street;
    - 2. Twenty feet from the exterior park property line;
    - 3. Five feet from an interior private street; and
    - 4. Permanent structures within a park shall have a minimum front/rear property line setbacks of twenty feet each, and minimum side yard setbacks of ten feet each.
  - L. Pedestrian walkways having a width not less than five feet shall be provided from the recreational vehicle spaces to all service buildings and facilities, refuse collection areas, and recreational areas. The walkways shall be hard-surfaced, well drained, and well lighted. Pedestrian walkways must meet ADA requirements;
  - M. The park shall provide visual screening and landscaping as required in perimeter setback areas and open space. Landscaping may consist within suitable groundcover, shrubs and trees, provided, that they are installed prior to the first occupancy of the park and are of such species and size as would normally fulfill a screening function of five years of being planted:
    - 1. The minimum width for perimeter landscaping and screening shall be twenty feet for all exterior park property lines. It shall be designed and maintained to be aesthetically pleasing, and functional for site screening;

2. Where needed to ensure public safety, recreational vehicle parks shall be enclosed by a fence, wall, earth mound or by other designs which will complement the landscape and assure compatibility with the adjacent land uses;
  3. All trees, shrubs, flowers, lawns and other landscaping features shall be maintained by the park management in a healthy growing condition at all times; and
  4. The landscaped area shall include a designated pet exercise area and provision to have excrement removed on a daily basis.
- N. Lighting of park facilities shall be arranged to reflect away and down from adjoining properties and streets;
- O. Signs and advertising devices may be permitted as follows:
1. Specific standards governing signs are referred to Section 15.50 of the City of Zillah's Municipal Code.
  2. One identifying sign at each entrance of the park which may be indirectly lit, but not flashing; and
  3. Internal Directional and information signs for the convenience of occupants of the park.
- P. The following requirements for utilities shall apply:
1. All utilities that are provided in the park shall be supplied underground;
  2. Electricity shall be provided to each recreational vehicle site, which shall be installed and maintained in accordance with all applicable state and local codes and regulations;
  3. Domestic water shall be provided to each recreational vehicle site, the domestic water system must be connected to the city domestic water system, and constructed and maintained in accordance with all applicable state and local codes and regulations;
  4. Sanitary waste system are not required at each site but recommended. If installed it shall be connected to the city sewer system, and shall be constructed and maintained in accordance with all applicable state and local codes and regulations;
  5. If other utilities systems such as natural gas, television cable or telephone are installed in a recreational vehicle park, such installation shall be construct and maintained in accordance with all applicable state and local codes and regulations; and

6. Irrigation water provided by the appropriate irrigation district must be provided to each recreational site and to open space/recreational areas. Plans must be approved by the City.
- Q. Recreational vehicle parks shall provide the following public facilities in such quantity, size and location as required by the City:
1. A water distribution system connected to the City's municipal water utility including fire hydrants;
  2. A water station for filling recreational vehicle water storage tank must be connected to the City's municipal water;
  3. Restroom facilities shall be provided for each gender, shall be properly identified, and each shall contain showers and toilets connected to the city sewer utility, the minimum number of which shall be one commode and one shower for each gender for each twenty recreational vehicle sites and said facilities shall be constructed and maintained in accordance with all applicable state and local codes and regulation;
  4. Sanitary waste stations for emptying sewage holding tanks/containers of recreational vehicles shall be provided and connected to the City's municipal sewer; and
  5. Refuse containers for solid waste in adequate quantity to handle one week of generated refuse shall be placed in approved locations for pick up by the City's garbage collection service. Garbage can and dumpster locations shall be screened from view by a fence or landscaping.
- R. All recreational vehicle parks shall comply with state and local laws, rules and regulations;
- S. All recreational vehicle sites shall be well marked and numbered; and
- T. The operator of the recreational vehicle park shall make provisions for the control of pets brought into the park. Dogs shall be required to be housed in appropriate runs, pens or owner's vehicle while left by their owner. Dogs shall be on a leash or restraint while not housed in a pen, run or owner's vehicle.
- U. Permanent structures must adhere to the City of Zillah's adopted Old World European Design Standards.

**17.40.050 Accessory uses.** Management headquarters, recreational facilities, restrooms, dumping stations, showers, coin-operated laundry facilities, and other uses and structures customarily incidental to operation of a recreational vehicle park are permitted as accessory uses to the park. Accessory uses and structures must be permanent and site built. No mobile or portable structures are permitted. In addition, grocery stores, and convenience shops

shall be permitted as accessory uses at the discretion of the hearing examiner, subject to the following restrictions:

- A. Such establishments and the parking areas primarily related to their operations shall not occupy more than ten percent of the gross area of the park;
- B. Such establishments shall present no visible evidence from any street outside the park of their commercial character which would attract customers other than occupants of the park;
- C. The structures housing such facilities shall not be located closer than fifty feet to any public street and shall not be directly accessible from any public street, but shall be accessible only from a street within the park; and
- D. No structure in the park shall exceed thirty feet in height.

**17.40.060 Park Administration.** The owner of a recreational vehicle park shall be responsible for the development and maintenance of the park in strict conformity with the Commercial Site Development Plan, and all applicable laws and ordinances. Each park shall have an on-site manager available twenty-four hours per day, seven days per week.

- A. A written management plan shall be submitted for City approval and shall include, at a minimum, the proposed management structure, proposed park rules and regulations, including quiet hours (at a minimum from ten p.m. to seven a.m.) and proposed methods to enforce occupancy limitations and other requirements of this Chapter.
- B. As per the written management plan, only two tents will be permitted per RV space provided there is no associated Recreational Vehicle, and one tent per Recreational Vehicle site is permitted in conjunction with an associated Recreational Vehicle.
- C. No more than 8 (eight) persons per site, per the written management plan.