

CITY OF OCEAN SHORES

RECREATIONAL VEHICLE CITY ORDINANCES

THE FOLLOWING ORDINANCES ARE IN FULL FORCE AND EFFECT IN THE CITY OF OCEAN SHORES:

Unless otherwise authorized by this code, a recreational vehicle may be parked on an undeveloped lot (regardless of the number of lots owned) for a maximum of ninety (90) cumulative days per calendar year. Any time an RV is on the lot it is assumed to be used as living quarters. 15.12.020 Municipal Code

RV's occupants must be the owner of the property or must have written permission from the property owner. 15.12.020 B, Municipal Code

RV's must have a valid camping permit issued by the Police Department. 15.12.020 C Municipal Code

RV's must be self contained or hooked up to an approved sanitary system. Porta-potties do not meet this requirement. 15.12.020 D Municipal Code

Tent camping will not be allowed except in conjunction with a self-contained recreational vehicle or a recreational vehicle hooked up to an approved sanitary system. 15.12.020 H Municipal Code

Only two (2) RV's per lot. 2 & 2A County Board of Health regulations

RV's must be set back from property lines as follows:
20' from front
25' from rear (50' on ocean and bay front property)
5' from sides
8' from each other 17.16.060 B, C, D, E, F, Municipal Code

No storage of RV's permitted on vacant lots. 17.16.060 B-1 Municipal Code

THESE REGULATIONS ARE STRICTLY ENFORCED in conjunction with ordinance no. 691. For Further information contact the Ocean Shores Police Department at 289-3331.

Chapter 15.12

TEMPORARY HOUSING

Sections:

- 15.12.010 Recreational vehicle defined.
 15.12.020 Use as living quarters—
 Conditions.
 15.12.030 Use as living quarters during
 construction.
 15.12.040 Violation—Penalties.
 15.12.050 Temporary structure—
 Residence.

15.12.010 Recreational vehicle defined.

For the uses and purposes herein, a recreational vehicle is defined as follows:

- A. Any motorized vehicle designed primarily for camping or temporary living of any kind;
- B. Any nonmotorized vehicle or trailer which has one or more wheels and which is primarily designed for camping or other temporary living;
- C. Any camper or other unit not a vehicle or trailer itself which is primarily designed to be attached to a vehicle or trailer as described above, for camping or other temporary living purposes;
- D. The above definitions shall include but not be limited to motor homes, boats and boat trailers, camping trailers, tent trailers and pickup camping units, all of which may be of any size or description.

(Ord. 647 § 4 (part), 1998; Ord. 150 § 1, 1974)

15.12.020 Use as living quarters—
Conditions.

Unless otherwise authorized by this code, a recreational vehicle may be parked on an undeveloped lot (regardless of the number of lots owned) for a maximum of ninety cumulative days in any one calendar year. The above-described use may occur only under the following conditions:

- A. All zoning requirements must be met, and all recreational vehicles must be placed on the lot in accordance with R-1 zoning setback standards, and waterfront setback standards, if applicable.
- B. The recreational vehicle may only be used on property owned by the operator of the recreational vehicle, or by another person if the owner of the property has given written permission for such other person's use. Use by other persons shall count against the owner's ninety-day cumulative total. The time limits authorized by this chapter may not be increased by moving the recreational vehicle to a different lot during the same calendar year. No undeveloped lot may be leased or rented to another person.
- C. The operator must obtain a camping permit from the police department or other designated city officer prior to each placement. The city manager is empowered to establish rules and regulations governing the issuance of such permits and to provide for a permit fee sufficient to cover estimated expenses incurred.
- D. The recreational vehicle must be self-contained or hooked up to an approved sanitary system. Porta-potties do not meet this requirement.
- E. The camping permit must be posted at the street property line next to the driveway.
- F. Any time a recreational vehicle is parked on a lot after ten p.m., as permitted herein, it is presumed to be used as living quarters regardless of its occupancy, and each day shall be counted toward the maximum period authorized by this chapter.
- G. Up to two recreational vehicles may be used per undeveloped lot. Any recreational vehicles which exceed that number may be approved at the sole discretion of the city manager or designee, on a once-a-year basis, for a maximum period of seven days, provided the excess recreational vehicles meet R-1 zoning setback standards, and wa-

terfront setback standards, if applicable. Upon a showing of exceptional circumstances, the city manager or designee shall also be empowered to extend the term of a camping permit.

- H. Tent camping will not be allowed, except in conjunction with a self-contained recreational vehicle, or a recreational vehicle hooked up to an approved sanitary system. Tents may not exceed one hundred square feet, and only one tent per recreational vehicle shall be allowed, not to exceed two tents per lot.
- I. Up to two recreational vehicles may be placed as noted above on private real property, not owned by the city, with or without a primary structure, for use as security quarters. This placement must be in conjunction with an approved special event. The city manager or designee must approve this placement.
- J. The city manager or designee is authorized to allow the use of recreational vehicles on real property owned by the city, at his sole discretion.

(Ord. 691 § 1, 2000; Ord. 647 § 4 (part), 1998; Ord. 515 § 1, 1991; Ord. 510 § 1, 1990; Ord. 150 § 2, 1974)

15.12.030 Use as living quarters during construction.

The city manager or designee shall be authorized to issue permits for the occupancy of a recreational vehicle as temporary living quarters for a period up to six months under the following conditions:

- A. All of the conditions of Section 15.12.020, not in conflict herewith, have been satisfied;
- B. The applicant has obtained an Ocean Shores building permit to construct a residence on the lot where the recreational vehicle is to be located;
- C. The intent of the permit is to allow the applicant to reside in the recreational vehicle pending the completion of his residence and no longer;

D. Any permit granted pursuant to this section may be revoked by the city manager or designee whenever it appears that substantial progress is not being made in the construction of the residence; and

- E. Under no circumstances shall more than one permit under this section be given to any party.

(Ord. 647 § 4 (part), 1998; Ord. 510 § 2, 1990; Ord. 150 § 3, 1974)

15.12.040 Violation—Penalties.

Any violation of Sections 15.12.010 through 15.12.030 shall be a civil infraction. Each day the violation continues shall be a separate infraction.

- A. The first violation of Sections 15.12.010 through 15.12.030 is a Class 3 civil infraction, with a maximum penalty of fifty dollars plus statutory assessments.
- B. The second violation of Sections 15.12.010 through 15.12.030 is a Class 2 civil infraction, with a maximum penalty of one hundred twenty-five dollars plus statutory assessments.
- C. The third violation of Sections 15.12.010 through 15.12.030 is a Class 1 civil infraction, with a maximum penalty of two hundred fifty dollars plus statutory assessments.
- D. Any and all subsequent violations of Sections 15.12.010 through 15.12.030 shall be treated as Class B offenses as defined in Section 7.01.050 of this code.

(Ord. 763 § 9, 2003; Ord. 691 § 2, 2000; Ord. 647 § 4 (part), 1998; Ord. 150 § 4, 1974)

15.12.050 Temporary structure—Residence.

No structure of a temporary character, nor any trailer, basement, tent, shack, garage, barn or any other outbuilding shall be used on any lot at any time as a permanent residence, except under a temporary written permit, for more than one year when granted by the building division. (Ord. 647 § 4 (part), 1998; Ord. 70 § 13, 1972)