

17.22.260 Mobile homes, recreational vehicles (RVs), trailers, and tents.



Mobile homes, recreational vehicles (RVs), trailers, park models, automobiles, or tents may not be used for human habitation or dwelling purposes in the city, except as follows:

A. Mobile homes may be used for human habitation in manufactured/mobile home communities legally in existence prior to June 12, 2008, in accordance with the provisions of state law, including RCW [35A.21.312](#).

B. Tents or automobiles may not be used for human habitation or dwelling purposes.

C. Recreational vehicles may be used for human habitation in approved RV parks and in mobile home communities in accordance with the provisions of state law, including RCW [35A.21.312](#); provided, that;

1. Each RV must contain at least one internal toilet and one internal shower, or the RV park or mobile home community must provide toilet and showers; and
2. Utility hookups must comply with all federal, state, and local standards.

D. RVs, trailers, and tents may be occupied on a temporary basis not to exceed thirty days; provided, that:

1. Trailers and tents must be located in an approved campground in accordance with all terms and conditions of approval for the campground; and
2. RVs must be located in an approved RV park or campground with RV facilities in accordance with all terms and conditions of approval for the RV park or campground.

E. RVs, trailers, and tents may be occupied on a temporary basis not to exceed seven days by visitors to a single-family residence; provided, that:

1. The RV, trailer or tent is located in the driveway, or in the yard outside of required setbacks.

F. Recreation vehicles may be parked in residential areas provided the following conditions are met:

1. Recreation [al](#) vehicles shall not intrude into the public right-of-way or obstruct sight visibility from adjacent driveways.

~~2. Recreational vehicles shall not be parked in the front building setback unless there is not reasonable access to the building side or rear yards because of topography or other physical conditions on the site. When permitted not more than one recreational or utility vehicle shall be parked in the front setback.~~

Exception: One recreational vehicle, not exceeding 18 feet in length, may be parked in an approved parking pad in the front setback.

3. No more than ~~two~~ three recreational vehicles may be stored outside on any one lot or parcel.

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Reduced the number of RVs to be stored on a lot to help combat the growing abandoned RV problem that is cluttering our neighborhoods.

4. Recreation^a vehicles shall be maintained in a clean, well-kept state which does not detract from the appearance of the surrounding area.

5. Recreation^a vehicles equipped with liquefied petroleum gas containers shall meet the standards of the Interstate Commerce Commission. Valves or gas containers shall be closed when the vehicle is stored. (Ord. 3889 § 3 (Exh. A), 2017)