



Agenda
Planning Commission Workshop
Wednesday, November 9, 2016
City Manager's Conference Room | 975 George Washington Way

Commission Members: Chair Madsen, Vice-Chair Wallner and Commissioners Clark, Wise, Palmer, Boring and Berkowitz

Liaisons: Council Liaison Lemley and Alternate Council Liaison Luzzo Gilmour
Staff Liaison Development Services Manager Simon

Special Meeting - 7:00 p.m.:

Welcome and Roll Call:

Approval of Agenda:

Approval of Minutes:

- I. October 26, 2016 Meeting Minutes

Public Comments:

Public Hearing Explanation:

New Business - Public Hearing:

- I. Consideration of Zoning Code Text Amendments Changing the Regulations Pertaining to Nonconforming Lots, Uses & Structures

Communications:

Adjournment

Regular Workshop - Following Meeting

- I. Discussion of Potential Code Amendments Concerning Storage of Vehicles on Residential Lots
- Rick Simon, Development Services Manager

Call to Order / Attendance:

Business:

Adjournment:

The next Planning Commission Workshop is December 14, 2016

The next Planning Commission Meeting is December 28, 2016

Richland City Hall is ADA accessible. Council Chamber parking and access is available at the entrance facing George Washington Way. Requests for sign interpreters, audio equipment, and/or other special services must be received 48 hours prior to the Planning Commission Workshop by calling the City Clerk's Office at 942-7388.



**MINUTES
PLANNING COMMISSION MEETING**
City Hall – 550 Swift Boulevard – Council Chamber
WEDNESDAY, OCTOBER 26, 2016
7:00 PM

Call to Order:

Chair Madsen called the meeting to order at 7:00 PM.

Attendance:

Present: Chair Madsen, Vice-Chair Wallner, Commissioners, Clark, Palmer and Berkowitz. Also present were Community Development Director Kerwin Jensen, Development Services Manager Rick Simon, and Executive Assistant Lynne Follett. Commissioners Wise and Boring were excused.

Approval of Agenda:

Chair Madsen presented the meeting agenda for approval.

COMMISSIONER BORING MOVED AND COMMISSIONER CLARK SECONDED THE MOTION TO APPROVE THE OCTOBER 26, 2016 MEETING AGENDA AS WRITTEN. MOTION CARRIED 5-0.

Approval of Minutes:

Chair Madsen presented the meeting minutes of the September 28, 2016 meeting for approval. Commissioner Berkowitz noted a correction needed on her comment regarding the C-3 designation related to application CPA2016-103.

COMMISSIONER BORING MOVED AND COMMISSIONER BERKOWITZ SECONDED THE MOTION TO APPROVE THE MINUTES OF WEDNESDAY, SEPTEMBER 28, 2016 MEETING WITH NOTED CORRECTION. THE MOTION CARRIED 5-0.

Public Comment

Chairman Madsen, noting no public present for comment, moved on to the next agenda item.

Unfinished Business:

None

New Business:

1. Consideration of a Capital Facilities Plan to Support the Proposed Urban Growth Expansion Area North of Horn Rapids Road.

Mr. Simon presented the staff report and reviewed information contained within. Consultant Darral Moore from J-U-B Engineers, Inc. reviewed a power point presentation for the 1,341 acre area Master Plan. **Chair Madsen** opened the public hearing at 7:30 p.m. Having no one come forward, Chair Madsen closed the public hearing at 7:30 p.m. and opened discussion by the commission on this item.

Commissioner Clark asked for more information about the roads and water system improvements proposed in the CFP and asked Mr. Moore about the specifics and timing. Mr. Moore clarified that improvements would not be made unless there was a project. He stressed that the CFP was just the mechanism for showing how capital facilities would be constructed when needed.

Commissioner Boring questioned the breakout of costs for the water infrastructure. Mr. Moore clarified the breakout.

Commissioner Berkowitz asked to clarify when the capital improvements would be installed. Mr. Jensen provided clarification. Commissioner Berkowitz also asked for clarification on the 6 year and 20 year areas and traffic impacts. Mr. Moore referred the commissioners to the traffic study contained in the CFP plan but also pointed out that increased truck or rail traffic was dependent on the type of development.

Commissioner Clark asked staff if any consideration or plans have been looked at to accommodate potential increased truck traffic as a result of the development in the 1,341 area. Mr. Jensen discussed the current traffic situation and stressed that additional planning would happen as development progresses.

Commissioner Clark also asked about companies that have expressed interest in large parcel locations. Mr. Jensen explained that most inquiries come through TRIDEC and the city does not know who the user is until or unless an agreement is pending.

COMMISSIONER BORING MOVED AND COMMISSIONER PALMER SECONDED A MOTION TO RECOMMEND TO THE CITY COUNCIL THAT THE URBAN GROWTH BOUNDARY BE EXPANDED AND RE-CONFIGURED TO INCLUDE AN ADDITIONAL 901 ACRES, THAT THE CURRENTLY NAMED 1,341 ACRE MASTER PLAN FOR URBAN GROWN AREA EXPANSION/CAPITAL FACILITIES ANALYSIS BE ADOPTED AND THAT THE LAND USE DESIGNATION FOR THE EXPANDED URBAN GROWTH AREA BE INDUSTRIAL. MOTION CARRIED 5-0

Communications:

Mr. Simon brought up the meeting schedule for the month of November and presented a staff recommendation to hold only one meeting in November on the 9th due to the Thanksgiving holiday. The Commission agreed to hold the regular meeting beginning at 7pm with a workshop following.

Adjournment:

Chairman Madsen adjourned the meeting at 7:56 p.m.

PREPARED BY: Lynne Follett, Executive Assistant

REVIEWED BY: _____
Rick Simon, Secretary
Richland Planning Commission



PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 11/09/2016

Agenda Category: New Business - Public Hearing

Prepared By: Rick Simon, Development Services Manager

Subject:

Consideration of Zoning Code Text Amendments Changing the Regulations Pertaining to Nonconforming Lots, Uses & Structures

Request:

Key I - Financial Stability & Operational Effectiveness

Recommended Motion:

Approve the draft code language to Chapter 23.66 of the Richland Municipal Code amending the provisions concerning nonconforming lots, uses and structures as described in the staff report.

Summary:

The Commission has previously discussed potential code amendments to the nonconforming use provisions of the zoning code. The attached staff report details staff's recommended code changes on this issue.

Attachments:

1. Staff Report
2. Draft Code Language

STAFF REPORT

TO: PLANNING COMMISSION
FILE NO.: Z2016-105

PREPARED BY: RICK SIMON
MEETING DATE: NOVEMBER 9, 2016

GENERAL INFORMATION:

APPLICANT: CITY OF RICHLAND

REQUEST: TEXT AMENDMENTS TO CHAPTER 23.66 CONCERNING
NONCONFORMING USES

LOCATION: CITYWIDE

REASON FOR REQUEST:

Recent review of the City's nonconforming use provisions in the zoning code has revealed that the current language is lacking in that it does not clearly address the topic of nonconforming structures and uses.

FINDINGS AND CONCLUSIONS

Staff has drafted text amendments to the nonconforming use chapter of the Richland Municipal Code and submits that:

1. Current code language does not provide clear guidance regarding nonconforming uses and structures;
2. The nonconforming use provisions of a zoning code are necessary and desirable to both further the public purposes of the City's zoning regulation and to provide property owners with reasonable use of their properties;
3. The proposed code language provides clear standards governing the continued use and termination of nonconforming lots, uses and structures, including provisions for ordinary repair and maintenance of nonconforming uses and ;
4. The proposed code language provides flexibility for nonconforming uses to be extended or changed through a public review process conducted by the Richland Hearing Examiner.
5. The proposed code language addresses nonconforming parking lots and landscaping and establishes requirements for when such facilities need to be brought into conformance with the zoning regulation.

6. Based upon the above findings and conclusions, the adoption of the proposed amendments Chapter 23.66 of the Richland Municipal Code providing regulations for nonconforming lots, uses and structures is in the best interest of the community of Richland.

RECOMMENDATION

Staff recommends the Planning Commission concur with the findings and conclusions set forth in Staff Report (Z2016-105) and recommend to the City Council adoption of the proposed code amendments to RMC Chapter 23.66.

ATTACHMENTS

- A. Supplemental Information
- B. Draft Code Language

SUPPLEMENTAL INFORMATION

The City's existing code concerning nonconforming uses has been in place for years without amendment and lacks clarity, so amendment to this section is warranted. The Commission previously discussed this issue at workshops held earlier this summer.

The purpose of nonconforming use provisions is to establish regulations for uses and/or structures that were legal at the time of their original construction but due to changing code requirements or annexation, no longer meet current regulations. There are three types of nonconformity, as described below:

Nonconforming structure: Buildings that do not conform to current dimensional standards in one or more areas, such as setbacks to property lines, height, lot coverage or are nonconforming to design standards.

Nonconforming use: Use of property that is not permitted under current zoning regulations.

Nonconforming lot: Lot that does not meet minimum size or width requirements.

Nonconforming uses are one area of law is not regulated by the state. So local communities are free, within constitutional limits, to establish their own standards for nonconforming situations.

EXISTING CODE

The current City code relating to nonconforming uses is set forth in Chapter 23.66 of the municipal code, along with the definition of a nonconforming use found in Section 23.06.0925:

23.06.925 Use – Nonconforming.

“Use – nonconforming” means the use of a building or other structure or of a tract of land which does not conform to the use regulations of this title for the district in which it is located, either at the effective date of the ordinance codified in this title or as a result of subsequent amendments which may be incorporated into this title.

23.66.010 Nonconforming uses of land and buildings – Continuance.

Any nonconforming use of land or buildings lawfully existing at the effective date of the ordinance codified in this title may be continued subject to the provisions of RMC 23.66.020 through 23.66.040.

23.66.020 Nonconforming uses of land and buildings – Yard, area and building design requirements.

Any building or structure conforming as to use but nonconforming as to height, lot area, lot coverage, or yards at the effective date of the ordinance codified in this title may be altered, repaired or extended; provided, that such alteration, repair, or extension shall not increase the existing degree of nonconformance.

23.66.030 Nonconforming uses and buildings – Termination.

Any nonconforming use not involving a structure, or one involving a fence or similar landscape enclosure or one involving a structure having an assessed value of less than \$100.00 on the effective date of the ordinance codified in this title may be continued for no longer than one year after said date and any nonconforming use involving a structure having an assessed value of more than \$100.00 but less than \$300.00 on the effective date of the ordinance codified in this title may be continued for no longer than two years after said date.

23.66.040 Nonconforming uses and buildings – Limitations.

Any nonconforming building or part thereof may be maintained with ordinary repair; provided, however, no such building or part shall be extended, expanded, or structurally altered, except as otherwise required by law, nor shall a nonconforming use be extended, enlarged or expanded.

Any change of a nonconforming use in a conforming building shall be to a conforming use.

A nonconforming building or part thereof which has been unoccupied continuously for a period of one year or more shall not be reoccupied except by a conforming use.

A nonconforming use of a fractional part of a building shall not be extended throughout the building.

CONSIDERATIONS

Nonconforming uses are those which are not desired uses at least within their present location. The intent of the zoning code would be to eliminate those uses. However, eliminating nonconforming uses altogether would likely be unconstitutional or at least unfair. Therefore, some appropriate balance is needed to provide for a reasonable regulation that is both fair to the property owner and which accomplishes the purpose of the zoning regulation.

The proposed code provides much greater specificity in regulating nonconforming uses. This provides property owners and lenders more certainty in knowing how the City will regulate nonconforming properties.

Fortunately, Richland has relatively few nonconforming uses. The greatest concentration of nonconforming uses can be found in the Island View area.

PROPOSED CODE CHANGES

Staff is recommending that the existing code language be replaced entirely with the attached draft language. The proposed code amendment includes the following provisions. The items listed below summarize the differences between the proposed amendment and the existing code language:

- Defines nonconforming lots and explicitly allows for conforming structures to be built on them;
- Provides that nonconforming uses can be maintained but not enlarged or expanded, as does the existing code;
- Establishes that nonconforming use remain valid unless they cease operation for a period of 12 months;
- Provides that the owner of a nonconforming use that has ceased for more than 12 months may apply for an extension to the Hearing Examiner;
- Prohibits changes in structures that contain nonconforming uses, unless the change is made to accommodate a permitted use;
- Provides for one nonconforming use to be exchanged for another one if the Hearing Examiner determines that the proposed use is more appropriate to the zone that the existing nonconforming use;
- Allows nonconforming structures to be altered or enlarged as long as the alteration or enlargement does not increase the structure's nonconformity, as the existing code does;
- Requires that whenever a nonconforming structure is moved that it moved so that it becomes a conforming structure;
- Limits ordinary maintenance and repair of structures housing nonconforming uses to 20% of the assessed value of the building in any year;
- Limits repair of fire or other damage to no more than 50% of the assessed value of the nonconforming structure;
- Requires nonconforming parking lots to be made conforming when such parking lots are doubled in size. If expansion is less than 100%, then only the new portion of the lot needs to be made conforming;
- Requires nonconforming landscape areas to be made conforming when structures on site are modified.
- Clarifies that when a legal use becomes nonconforming and requires a special use permit under a new regulation, the existing use does not require a special use permit unless the use is expanded or enlarged.

SUMMARY

The proposed code amendments would provide specific standards governing nonconforming uses which would be beneficial to both property owners and City staff.

DRAFT 11/09/16

NONCONFORMING LOTS, USES AND STRUCTURES

23.66.010 Purpose.

It is the purpose of this chapter to establish limitations on the expansion and extension of nonconforming uses and structures which adversely affect the development and perpetuation of desirable residential, commercial and industrial areas with appropriate groupings of compatible and related uses.

23.66.020 Nonconforming lots.

A lot legally created that does not conform to the minimum area requirements established under the zone in which the lot is located is considered a nonconforming lot. A structure containing a conforming use may be built on any nonconforming lot provided that the applicable dimensional standards, including setbacks, lot coverage and building height as required in this title are met; however, minimum lot width requirements do not have to be met.

23.66.030 Nonconforming uses

Any preexisting lawful use of land that exists that is made nonconforming under the terms of this title as enacted may be continued, subject to the following provisions:

- A. Unless otherwise authorized in this title, no such nonconforming use shall be enlarged or increased nor extended to occupy a greater area than was occupied at the effective date of adoption of the ordinance codified in this title.
- B. If any such nonconforming use ceases for any reason for a period of more than 12 consecutive months, any subsequent use shall conform to the regulations specified by this title for the district in which such use is located. Upon request by the owner, the hearing examiner may grant an extension of time beyond the 12 consecutive months. Such time extensions may be granted by the hearing examiner upon a demonstration of hardship that the owner or tenant of the building had intention of continuing the nonconforming use but were unable to do so due to extraordinary circumstances beyond their control.
- C. Unless otherwise authorized in this title, no existing structure devoted to a use not permitted by this title in the zone in which it is located shall be structurally altered except in changing the use of the structure to a use permitted in the zone in which it is located.
- D. If no structural alterations are made, any nonconforming use of a structure, or structure and premises, may be changed to another nonconforming use; provided, that the hearing examiner by making findings in the specific case, shall find that the proposed use is more appropriate to the zone than the existing nonconforming use. The Examiner shall consider the impacts of the existing nonconforming use on the surrounding properties and the anticipated impacts of the proposed new use on the surrounding properties. In permitting such change, the hearing examiner may require appropriate conditions and safeguards in accord with the provisions of this title.
- E. Any structure, or structure and land in combination, in or on which a nonconforming use is superseded by a permitted use, shall thereafter conform to the regulations for the zone in which such structure is located, and the nonconforming use may not thereafter be resumed.

23.66.040 Nonconforming structures.

Where a lawful structure exists at the effective date of adoption of the ordinance codified in this title that could not be built under the terms of this title by reason of restrictions on area, lot coverage, height,

required yards or other characteristics of the structure, it may be continued so long as the structure remains otherwise lawful subject to the following provisions:

- A. No such structure may be enlarged or altered in a way which increases its degree of nonconformity. Alterations, additions or enlargements may be allowed as long as the work done does not extend further into any required yard or violate any other portion of this title. Complete plans shall be required of all work contemplated under this section.
- B. Should such structure be moved for any reason or any distance whatsoever, it shall thereafter conform to the regulations for the zone in which it is located after it is moved.

23.66.050 Repairs and maintenance.

If any building is devoted in whole or in part to any nonconforming use, normal maintenance and repair or incidental alterations may be done in any period of 12 consecutive months in accordance with the following limitations:

- A. Ordinary maintenance includes minor interior and exterior repairs and incidental alterations. Minor maintenance and repair may include but is not limited to painting, roof repairs and replacement, plumbing, wiring, mechanical equipment replacement, and weatherization. Incidental alterations may include construction of nonbearing walls and partitions. Ordinary maintenance and incidental alterations shall not exceed 20 percent of the value of the building at the time of repair or alteration. The calculation for determining 20 percent of value shall be based on the records of the assessed value of the structure as determined by the records of the Benton County Assessor and the valuation of the proposed maintenance or alteration as determined by the latest edition of the ICC Building Valuation Data.
- B. No building damaged by fire or other causes to the extent of more than 50 percent of the assessed value of the structure as determined by the records of the Benton County Assessor shall be repaired or rebuilt.
- C. Nothing in this chapter shall prevent the strengthening or restoring to a safe condition of any nonconforming building ordered by any official charged with protecting public health or safety.
- D. Any structure or portion thereof declared unsafe by the Building Official may be restored to a safe condition and continue as a nonconforming use, unless such repairs exceed 50% of the assessed valuation of the structure as determined by the records of the Benton County Assessor.

23.66.060 Nonconforming parking lots.

- A. Nothing contained in this chapter shall be construed to require a change in any aspect of a structure or facility covered thereunder including, without limitation, parking lot layout, loading space requirements and curb cuts, for any structure or facility which existed on the date of adoption of the ordinance codified in this title.
- B. If a change of use takes place, or an addition is proposed, which requires an increase in the parking area by an increment less than 50 percent, the requirements shall be complied with for the additional parking area.
- C. If a change of use takes place, or an addition is proposed, which requires an increase in the parking area by an increment greater than 50 percent, the requirements shall be complied with for the entire parking area.

23.66.070 Nonconforming landscaped areas.

- A. Adoption of the landscaping regulations contained in this title shall not be construed to require a change in the landscaped improvements for any legal landscape area which existed on the date of adoption of the ordinance codified in this title, unless and until a change of use or alteration of the structure is proposed.
- B. At such time as a change is proposed for a use, or structure, and associated premises which does not comply with the landscape requirements of this title, a landscape plan which substantially conforms to the requirements of this title shall be submitted to the City for approval. Once approved, the landscape plan shall be completed prior to the time a Certificate of Occupancy is issued for the project.

23.66.080 Special uses.

A legal use does not become nonconforming because the zone in which it is located is changed to a zone which requires a special use permit for the use, or because the use is changed from an allowed use to a special use within the same zone; provided, however, that expansion of the use may not be allowed or buildings may not be enlarged without first obtaining a special use permit.

MEMORANDUM

Community and Development Department
Planning & Development Services Division

TO: PLANNING COMMISSION

FROM: RICK SIMON, DEVELOPMENT SERVICES MANAGER

DATE: NOVEMBER 9, 2016

RE: POTENTIAL CODE AMENDMENTS – STORAGE OF VEHICLES IN RESIDENTIAL AREAS

As requested by the Commission, this workshop item is intended to review the City's current regulations regarding the storage of trailers on residential lots – specifically within the front yard of residential lots. The City's current regulations on this topic are as follows:

CHAPTER 11.33

STORAGE AND PARKING OF BOATS, CAMPERS (PICKUP), LARGE VEHICLES, MOTOR HOMES, RECREATIONAL VEHICLES, SNOWMOBILES, UTILITY TRAILERS OR STORAGE CONTAINERS

Sections:

- 11.33.010 Definitions.**
- 11.33.020 Storage.**
- 11.33.025 Storage containers.**
- 11.33.030 Parking.**
- 11.33.040 Violations – Penalties.**
- 11.33.050 Permit required.**
- 11.33.060 Severability.**

11.33.010 Definitions.

“Alley” shall mean a public highway not designed for general travel and used primarily as a means of access to the rear of residences and business establishments.

“Boat” shall mean any type of watercraft or vessel used primarily for transportation on the water. The term “boat” shall include personal watercraft that uses a motor-powered jet pump as its primary source of motor power designed to be operated by a person sitting, standing or kneeling on the watercraft.

“Camper (pickup)” shall mean a structure designed to be mounted on a pickup or truck chassis and with sufficient equipment to render it suitable for use as a temporary dwelling for recreational use, camping or vacation use.

“Large vehicle” shall mean any vehicle that exceeds 12,000 pounds gross weight.

“Motor home” shall mean a motor vehicle or device primarily designed as a temporary living quarters for recreation, camping or travel use.

“Municipal parking lot” shall mean a parking lot owned by the city and posted with signage designating the lot as a city-owned parking lot.

“Recreational vehicle” shall mean any camp trailer, travel trailer or fifth wheel designed to provide temporary living quarters for recreational camping or travel use, constructed with integral wheels to make it mobile and/or towable by motor vehicle.

“Roadway” shall mean the portion of a highway improved, designed or ordinarily used for vehicular travel, exclusive of the sidewalk or shoulder even though such sidewalk or shoulder is used by persons riding bicycles.

“Snowmobile” shall mean a vehicle with a continuous tread and runner type steering device used primarily for transportation on the snow.

“Storage container” shall mean any large metal portable cargo container, such as a conex box, used to ship, store, or dispose of items of personal property. Refuse containers made available under RMC Title [15](#) are not included in the definition of “storage container.”

“Stored” or “storage” shall mean parking or placing of boats, campers (pickup), large vehicles, motor homes, recreational vehicles, snowmobiles or utility trailers for more than five consecutive days; provided, however, that any boat trailer stored at a marina or dock facility for more than 24 hours must be accompanied by a valid moorage permit.

“Utility trailer” shall mean a structure or device with or without its own mode of power, designed and/or used to transport goods, equipment, boats, snowmobiles, vehicles or other devices and materials.

11.33.020 Storage.

No boats, campers (pickup), large vehicles, motor homes, recreational vehicles, snowmobiles or utility trailers (hereafter referred to as “vehicle or personal property”) may be stored in a residential district or on public streets, roads, highways or sidewalks. With the exception of boat trailers as provided above, no vehicle or private property shall remain in a public park or municipal parking lot overnight. Storage of any vehicle or personal property is permitted on private property under the condition that such vehicles or personal property are set back 10 feet from any alley or roadway and meet the requirements of Chapter [10.06](#) RMC regarding inoperable and junk vehicles.

11.33.025 Storage containers.

Storage containers shall not be placed on city right-of-way. Any storage container so located shall be promptly removed. Any storage container not promptly removed in compliance with this section may be removed by the city at the owner/renter's expense.

11.33.030 Parking.

No boats, campers (pickup), large vehicles, motor homes, recreational vehicles, snowmobiles or utility trailers may be parked on a roadway or alley within 10 feet of any driveway or within 15 feet of an intersection.

11.33.040 Violations – Penalties.

Any person who has violated any provision of RMC 11.33.020 shall have committed a civil violation subject to a civil penalty as set forth in RMC 10.02.050(E).

Any person violating any other provision of this chapter shall be subject to a traffic infraction.

Provided, if the same violator has been found to have committed an infraction and/or violation for the same or similar conduct two separate times, with the violations occurring at the same location and involving the same or similar sections of the Richland Municipal Code or other similar codes, the third or subsequent violation shall constitute a misdemeanor, punishable as provided in RMC 1.30.010 for criminal offenses.

11.33.050 Permit required.

The registered owner of a camper, motor home, or recreational vehicle may obtain a permit from the parks and recreation department at no cost which grants permission to park on the public roadway or alley for 14 days. The registered owner shall be limited to two permits within a 12-month period. Each permit shall identify the vehicle for which it is issued and the time when the permit is valid. Such permit shall be conspicuously displayed in the lower right-hand corner of the windshield or in a window that is easily visible from outside the camper, motor home or recreational vehicle. At the director's discretion, camping permits for locations other than a public roadway or alley may be authorized for large programmed events.

11.33.060 Severability.

If any provision of this chapter or its application to any person or circumstance is held invalid, the remainder of this chapter or the application of the provisions to other persons or circumstances is not affected.

Attached, is a listing of sample code language from a number of other communities. While the immediate question posed specifically concerned recreational vehicles, the code provisions from other communities include other types of vehicles as well and should be considered in our discussion.

RV/Trailer Storage in Residential Zones

Pasco:

25.78.140 RECREATIONAL EQUIPMENT PARKING. Boats, motor homes, camp trailers, travel trailer, fifth wheels, pickup campers, utility trailers, and snowmobiles as defined herein may be stored in all yard areas within the R-1, R-2, R-3, and R-4 districts, and only within the side and rear yards in the R-S-20, R-S-12 and R-S-1 districts. All storage areas shall be surfaced with all-weather materials such as asphalt, brick stone, concrete or gravel. Additionally, the storage and parking of said items in residential districts shall, at all times, comply with the parking conditions in Section 25.78.030(4). Bona fide guests of the occupants of the premises may temporarily park on driveways for periods not to exceed 10 days in any 60 day period.

25.78.030

4) The required front yard in the single-family residential districts shall not be used for off-street parking for five or more cars. The storage and parking of vehicles in front yard areas of single-family properties shall be limited to that area formed and bounded by parallel lines extending from the outer dimension of a garage, carport, or parking slab to the right-of-way. An additional area between the nearest side property line and the driveway of not more than 10 x 20 feet may be used for additional parking. On lots with 100 feet of frontage or more, parking may be permitted on circular drives. All primary parking areas and driveways in front yards shall be hard surfaced except in the R-S-20 and R-S-12 districts driveways may be of an all-weather surface provided the first 20 feet from the right-of-way is hard surfaced; and

Pullman

17.105.035 Recreational Vehicle and Trailer Parking and Storage Regulations

(1) Parking and Storage in Residential Zone Districts. In residentially zoned districts a recreational vehicle or trailer may be parked or stored on a lot or parcel of land or stored in an accessory building thereon if,

(a) there will still remain on the lot or parcel of land useable parking spaces for at least one motor vehicle for each dwelling unit situated on the lot or parcel of land; and,

(b) the vision clearance area required by the provisions of 17.35.020(3) can be satisfied when the recreational vehicle or trailer is parked or stored in a rear or side yard; or,

(c) The vision clearance area required by the provisions of 17.35.020(3) can be satisfied and the recreational vehicle or trailer will be parked on an approved off-street parking area surface as defined in 17.40.040(2) when the recreational vehicle or trailer is parked or stored in a front yard.

(2) Habitation. A recreational vehicle shall not be used in any zone district within the city of Pullman for living or sleeping when the recreational vehicle is located outside of a permitted MHP or a permitted RVP; provided, however, that this restriction shall not apply when the user of the recreational vehicle is not a resident of the city but is visiting a resident of the city in which event the recreational vehicle may be lived in for a period not exceeding fourteen (14) consecutive days.

Issaquah

18.07.210 Parking and storage of vehicles and boats.

A. Purpose and Intent: The purpose of this section is to establish standards for outdoor residential uses, storage and activities related to motor vehicles and non-motorized vehicles. These standards are intended to protect property values by reducing visual blight, aid in emergency access and fire safety, guard against the creation of rodent and pest harborage, and reduce the impact on the natural environment from the leaking of motor vehicle fluids.

B. Parking of Vehicles and Boats in Right-of-Way: It is unlawful for any person to park and/or permit any other person to park a recreational or utility vehicle, boat or trailer that intrudes into the public right-of-way or obstructs visibility from adjacent driveways or street corners.

C. Disabled or Unlicensed Vehicles and Boats: It is unlawful for any person to keep, store or park, or to permit any other person to keep, store or park, any disabled vehicle or boat, or unlicensed vehicle or boat, on any privately owned residential property within the City unless that vehicle or boat is stored and parked outside public view within a fully enclosed building at all times. Auto or boat repair shops may have disabled licensed vehicles or boats on the premises which are being repaired, but these vehicles or boats shall not be parked clearly within public view or in the right-of-way.

D. **Vehicle as Dwelling Unit:** It is unlawful for any person to use any parked or stored recreational or utility vehicle as a permanent or temporary dwelling unit; provided, however, temporary guests who travel in a recreational or utility vehicle may reside in the vehicle on the host's premises on a temporary basis not to exceed thirty (30) days in any one (1) year, and so long as such vehicle is not parked in the right-of-way, or obstructing visibility from adjacent driveways or street corners.

E. **Appearance:** All recreational, commercial and utility vehicles and boats shall be maintained in a clean, well-kept condition which does not detract from the appearance of the surrounding area. Vehicles and boats which are kept on-site shall be operational and currently registered and licensed.

F. **Vehicles in Residential Areas:**

1. **Commercial:** It is unlawful for any person to park or store commercial vehicles in residential areas. This provision does not apply to temporary parking for delivery, pick up, moving or service activities. For the purpose of this section, a "commercial vehicle" is defined as a vehicle of a size and weight that is not typically found in a residential area; for example, a typical home use pickup truck with a commercial logo on the side would be permitted. However, semi-trucks, semi-cabs, tractor trailers or heavy equipment would not be permitted to be parked or stored in a residential area. Heavy equipment may be parked on a site that is in the process of being developed.

2. **Recreational:** Travel trailers, campers, or motor homes may be parked in a residential area, as long as the vehicle complies with the provisions of this code. The vehicle shall be kept in a side or rear setback and screening from the adjacent properties is encouraged. If the vehicle cannot be stored in a side or rear setback due to site constraints, the vehicle shall be parked off-site during those extended times when not in use.

3. **Motorized Vehicles such as Cars, Trucks, Recreational Vehicles, and Motorcycles:** Shall not be permitted to park in the pervious surface areas of front or streetside setbacks of a residential use property. Exceptions: driveways, carports, garages.

G. Boats and Boat Trailers, Flatbed Trailers, Hauling Trailers, and Similar Vehicles: Boats and boat trailers, flatbed trailers, hauling trailers, and similar vehicles shall not be stored or parked in the front vegetated landscaping of a residential area, unless parked in the driveway, carport or garage. If the boat and/or trailer is parked in a driveway, screening from adjacent properties is encouraged. Canoes and kayaks are not required to be sight screened.

Kennewick

Mandatory

To provide well-designed locations for RV storage and minimize adverse effects of RV storage on adjacent individual lots.

1. RV storage area must be developed as a separate tract and incorporated into the subdivision's maintenance bylaws, which includes provisions for perpetual maintenance if the mechanism for maintenance by the homeowners association fails.
2. Must be screened from view with a vegetative buffer as required in KMC Chapter 18.64 and maintained with a six-foot minimum height.
3. Must be lighted by standards that are not more than 15 feet above ground level and there shall be no direct light visible from outside the storage area. Verification by a qualified professional is required prior to final approval.
4. Must be paved with a storm drainage system design to the City's requirements.

RV's storage on lots when accessory to a home

Mandatory

1. Must be screened by a 6-foot solid fence, wall or vegetative hedge.
2. Must not be in the front yard setback (forward of front wall of the building structure).
3. Must not be parked on a public street for more than 72 consecutive hours.

Recommended

4. Homeowners Association should be responsible to ensure that RVs stored in individual lots