

Ordinance 309

CITY OF WASCO

**An Ordinance Amending the City Zoning Ordinance to Establish Regulations
for Recreational Vehicle Storage and Declaring an Emergency**

The City of Wasco hereby ordains:

The following material is added to the City's Zoning Ordinance as Section 4.13.

Section 4.13. As used in this section, a Recreational Vehicle shall also mean *any vehicle commonly termed as a motor home, RV, fifth-wheel, travel trailer, pickup camper, or tent trailer*. As used in this section, developed residential property shall mean *a residential lot at least 50'x100' (5,000 square feet) with an existing single-family dwelling upon it*. A ***“developed residential property” shall mean a lot or parcel that contains an existing occupied single family dwelling.***

Section 1 Parking/Storage of Unoccupied Recreational Vehicles on Residential Property.

- (a) No more than two unoccupied recreational vehicles may be stored on any residential property at any one time.
- (b) The outside parking-storage of unoccupied recreational vehicles is permitted on “developed residential property” with an established residential use. Said parking shall be within the side or rear yard and shall not extend into the public right-of-way, nor obstruct the clear vision area. An unoccupied recreational vehicle shall not be used for living quarters or business while parked or stored.
- (c) Property owners with additional undeveloped residential lots at least 50' x 100' (5,000 square feet) may also park or store up to two unoccupied recreational vehicles per lot or parcel. An unoccupied recreational vehicle shall not be parked on, in, or in any way obstruct public right-of-way, and shall not be used for living quarters or business while parked or stored.

Section 2 Temporary Use of Recreational Vehicle on Residential Property

One (1) recreational vehicle may be used as temporary accommodation to allow the property owner to construct a permanent residence or remodel an existing residence on the lot. The use of the recreational vehicle shall be authorized with the written approval of the City Clerk upon receipt of an approved site plan and construction schedule, and such shall not exceed one (1) year in duration, unless authorized by the City Clerk. The unit may be placed on the site only upon receipt of a valid building permit for a single-family dwelling and must be removed from occupancy within seven (7) days of completion of the residence. The unit shall comply with all yard setbacks appropriate to the zone in which it is to be placed and shall not be parked on nor in any way obstruct any public right-of-way. No person other than the owner of the residential property shall occupy the unit and the unit shall not be used as a temporary rental unit.

Section 3 Temporary Use of Recreational Vehicle Requirements

The use of one (1) recreational vehicle as temporary accommodation for guests may be allowed on “developed residential property” with an established residential use. The unit shall not be parked on nor in any way obstruct any public right-of-way, and shall be located a minimum of five (5) feet from any other structure. The unit may not be skirted and the discharge of any gray water or sewage is prohibited. The unit shall not be connected to the existing sewer service. Use of the unit shall not exceed thirty (30) days at any one time or sixty (60) days in any calendar year.

Section 4 Temporary Parking of Recreational Vehicles on the Public Right-of-way

Temporary parking of recreational vehicles shall be permitted on streets, alleys, and highways within the City for not more than seventy-two (72) hours subject to any other and further prohibitions, regulations, or ordinances for that street, alley, or highway, provided, however, that no water or sanitary facilities are used in any recreational vehicle so parked.

Section 5 Emergency Clause

In as much as the health, safety and general welfare of the community is best served by enacting this ordinance amendment immediately an emergency is deemed to exist and this Ordinance shall be in full force and effect upon its passage by the Common Council of the City of Wasco.

APPROVED by the Common Council of the City of Wasco and signed by the Mayor on this

_____ day of _____, 2010.

CITY OF WASCO

Mayor

ATTEST: _____
City Clerk