

Commentary

ATTACHMENT F – LEWIS COUNTY CODE TITLE 16.14 Recreational Vehicle Park Divisions

As a part of the code change, Recreational Vehicle Park Divisions is being removed from Title 16.14 and added to Title 17 as "17.144 Recreational Vehicle Parks and Campgrounds"

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**Title 16
SUBDIVISIONS**

Chapters:

- 16.02 General Provisions**
- 16.04 Definitions**
- 16.05 Subdivisions**
- 16.10 Short Subdivisions**
- 16.12 Large Lot Subdivisions**
- ~~**16.14 Recreational Vehicle Park Divisions**~~
- 16.15 Industrial-Commercial Binding Site Plans**
- 16.18 Clustered Development**

Commentary

All sections are deleted and moved to new Chapter 17.144.

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Chapter 16.14
RECREATIONAL VEHICLE PARK DIVISIONS

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Article I. Scope—Administration

~~16.14.010~~ Applicability.

~~This chapter establishes a binding site plan process for recreational vehicle park divisions as permitted by RCW 58.17.035, where lots, tracts or parcels are created for the purpose of rent or lease. [Ord. 1269 §6, 2016; Ord. 1175 Ex. A, 2000; Ord. 1173 Ex. A, 2000]~~

~~16.14.020~~ Administration.

~~(1) Recreational vehicle park divisions shall be processed as a Type III binding site plan application per Chapter 17.05 LCC. The applicable standards in this chapter and Chapter 16.15-LCC shall apply.~~

~~(2) The design and improvement standards listed in LCC 16.14.030 through 16.14.190 shall apply to recreational vehicle park divisions.~~

~~(3) All provisions, conditions, and requirements of the binding site plan shall be legally enforceable on the owner, purchaser, and any other person acquiring a possessory, ownership, security, or other interest in any property subject to the binding site plan. [Ord. 1269 §6, 2016; Ord. 1175 Ex. A, 2000; Ord. 1173 Ex. A, 2000]~~

Article II. Design

~~16.14.030~~ General.

~~(1) All recreational vehicle park divisions shall conform with the Lewis County comprehensive plan and/or applicable community development plan, the Lewis County Zoning Code, Chapter 58.17 RCW, and the requirements of this title, provided, in the event of a discrepancy between the standards established herein and those contained in any other applicable plan, control, or ordinance, the stricter standards shall apply.~~

~~(2) All improvements required by this title, including but not limited to roads, bridges, drains, culverts, stormwater and sanitary sewer systems, fire protection systems, wells and water systems, parks, telephone and electrical systems, and related structures or devices, shall be designed in accordance with the standards currently in effect at the time of preliminary site plan approval.~~

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~~(3) Upon submittal for re-approval, preliminary site plans shall proceed in compliance with the regulations and standards applicable at the time of reapproval.~~

~~(4) Every recreational vehicle site shall contain at least 500 square feet space.~~

~~(5) Recreational vehicle sites shall be designed in such a manner as to provide a minimum of 10-foot separation between vehicles.~~

~~—(a) Accessory structures may be located no closer than 10 feet to any recreational vehicle site nor closer than five feet to any other accessory structure.~~

~~—(b) Each recreational vehicle rental space shall be numbered on the site plan and the number shall be prominently displayed on the site.~~

~~—(6) An organization or individual with proper funding and training to maintain common facilities and operate the parks shall be continuously provided. [Ord. 1269 56, 2016; Ord. 1175 Ex. A, 2000; Ord. 1173 Ex. A, 2000]~~

~~16.14.040 Density.~~

~~(1) For the purposes of this title the maximum density in recreational vehicle park divisions shall be:~~

~~(a) A maximum density of 15 lease spaces per acre when a community septage system with individual lease space connections or individual holding tanks for each space are provided.~~

~~(b) A maximum density of seven lease spaces per acre when only a central septage dump station is provided.~~

~~(2) Recreational vehicle sites shall be occupied on a temporary basis only by no more than one recreational vehicle and appurtenances (one towing/towed vehicle, a boat, an awning, etc.) at any given time.~~

~~(3) Minimum parcel size is two and one-half acres; provided, a larger minimum parcel size may required by the state or local departments for septage disposal, stormwater management, and public water supply. [Ord. 1269 56, 2016; Ord. 1175 Ex. A, 2000; Ord. 1173 Ex. A, 2000]~~

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16.14.050 Screening and buffering.

(1) Screening and buffering areas shall be established with a minimum width of 25 feet along all exterior property lines.

(2) Screening and buffering areas shall not contain any constructed facilities, erected or placed, with the exception of utility lines, fencing, or security posts; provided, that trails may be located within those buffer areas which are at least 50 feet in width.

(3) Screening and buffering areas shall be left in their natural state, or, if necessary, supplemented by screening plants.

(4) Perimeter buffers shall be supplemented by a fence or other device where trespass is a potential problem.

(5) The purpose of screening and buffers is to protect on a year-round basis the adjacent property or roadways from unsightliness, visual distraction and/or noise impacts. The buffer area may be reduced where it can be demonstrated that alternative screening can adequately accomplish the purposes stated in this subsection. [Ord. 1269 §6, 2016; Ord. 1175 Ex. A, 2000; Ord. 1173 Ex. A, 2000]

16.14.060 Common facilities, recreation areas, and open spaces.

(1) Common facilities such as service buildings, water systems, sanitary sewage disposal facilities including septic tanks and drainfields, recreation space, open space, roads, paths, permanent buildings, and facilities for other general purposes shall be designed to accommodate the level of full potential use and occupancy of the recreational vehicle development.

(2) Paths or trails to common facilities shall not interfere with or cross a recreational vehicle site, and shall consider pedestrian safety at those points where trails or paths intersect roads.

(3) At least 25 percent of the total land area within a recreational vehicle park division shall be dedicated, in perpetuity, for open space.

(a) The amount of open space shall not include roads, but may include land devoted to common facilities or land left undeveloped or preserved.

(b) At least one-half of the open space must be suitable for active recreational pursuits.

(c) Such open areas and landscaping shall be continually and properly maintained. [Ord. 1269 §6, 2016; Ord. 1175 Ex. A, 2000; Ord. 1173 Ex. A, 2000]

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16.14.070 State Environmental Policy Act review.

All recreational vehicle park divisions shall comply with the environmental review provisions of Chapter 17.110 LCC. [~~Ord. 1269 §6, 2016; Ord. 1175 Ex. A, 2000; Ord. 1173 Ex. A, 2000~~]

16.14.080 Significant natural features.

Steep slopes, geological hazard areas, marsh or wetland areas, areas subject to flooding or having bad drainage, streamways, tidelands, aquifer recharge areas, and areas containing critical wildlife and habitat may be included within the boundaries of a recreational division; however, improvements required for development shall proceed in compliance with administrative rules and procedures prescribed pursuant to Chapters 17.30 and 17.38 LCC. [~~Ord. 1269 §6, 2016; Ord. 1175 Ex. A, 2000; Ord. 1173 Ex. A, 2000~~]

16.14.090 Access and circulation.

Access and circulation shall be designed with appropriate consideration for existing and projected roads, anticipated traffic patterns, topographic and drainage conditions, public convenience and safety, and the proposed uses of the land served.

(1) ~~Recreational vehicle park divisions shall have an access road connecting to an existing public road, designed in accordance with Lewis County road standards.~~

(2) ~~Recreational vehicle parks shall be served by at least one major access road to and from the development, and shall contain provisions for one or more emergency exit(s).~~

(3) ~~Roads within the confines of the recreational vehicle park division shall provide for access to each recreational vehicle site, and ease of movement within the development.~~

(4) ~~Recreational vehicle park divisions shall incorporate standard 60-foot wide rights-of-way where public roads are to be dedicated. Private road easements shall also be 60 feet wide, and shall be established by recording of a separate instrument or by declaration of easement dedication, graphically portrayed on the binding site plan. However, easement width for private roads may be reduced pursuant to recommendation by the county engineer. In instances where the standard 60-foot wide easement is not required, provisions for parallel easements for utility installation and maintenance may be required if deemed necessary by the county engineer. All reduced width easements shall be designed to include provisions for emergency vehicle turnarounds.~~

(5) ~~All dead-end roads shall be designed to include provisions for emergency vehicle turnarounds in accordance with the Lewis County private road standards.~~

(6) ~~Roads shall be designed with appropriate lighting and marked to ensure traffic safety.~~

(7) ~~Security fences or other means may be employed to ensure use of private roads by appropriate parties. [~~Ord. 1269 §6, 2016; Ord. 1175 Ex. A, 2000; Ord. 1173 Ex. A, 2000~~]~~

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Article III. Required Improvements

~~16.14.100~~ Roads.

~~Roads in recreational vehicle park divisions shall comply with the current Lewis County private road standards. [Ord. 1269 §6, 2016; Ord. 1175 Ex. A, 2000; Ord. 1173 Ex. A, 2000]~~

~~16.14.110~~ Off-site traffic impacts.

~~Recreational vehicle park divisions shall proceed in compliance with the off-site traffic impacts provisions in Chapter 17.145 LCC. [Ord. 1269 §6, 2016; Ord. 1175 Ex. A, 2000; Ord. 1173 Ex. A, 2000]~~

~~16.14.120~~ Bridges.

~~The design and construction of any bridge in a recreational vehicle park division shall be in accordance with county standards and shall be approved by the county engineer prior to approval of the final binding site plan. All bridge designs shall be certified by a licensed civil engineer. [Ord. 1269 §6, 2016; Ord. 1175 Ex. A, 2000; Ord. 1173 Ex. A, 2000]~~

~~16.14.130~~ Signs.

~~Road signs shall be installed in accordance with applicable federal, state and Lewis County standards. Road names shall be approved by the county building official. Traffic signs and safety devices shall be provided and installed by the applicant in accordance with the Manual on Uniform Traffic Control Devices. [Ord. 1269 §6, 2016; Ord. 1175 Ex. A, 2000; Ord. 1173 Ex. A, 2000]~~

~~16.14.140~~ Drainage.

~~Drainage facilities adequate to prevent erosion, flooding or hazard to the use of the recreational vehicle sites, property, or facilities within the recreational vehicle park division or to adjacent private or public property shall be installed according to a drainage plan approved by the county engineer in accordance with county standards, pursuant to Chapter 15.45 LCC (Stormwater Management). The plan shall show full details, including the locations, lengths, and sizes of culverts, and the method and location of runoff water disposal. [Ord. 1269 §6, 2016; Ord. 1175 Ex. A, 2000; Ord. 1173 Ex. A, 2000]~~

~~16.14.150~~ Water supply.

~~(1) Applicants for recreational vehicle park divisions shall provide proof of water availability for a public water system, adequate in quantity and quality, in accordance with the rules and regulations of the Washington State Department of Health and the county health department regarding source, source protection, facilities for withdrawal, treatment, storage, transmission and distribution.~~

~~(2) Potable water shall be available within 200 feet every recreational vehicle site. Adequate disposal for faucet overflow shall be provided at each distribution point. [Ord. 1269 §6, 2016; Ord. 1175 Ex. A, 2000; Ord. 1173 Ex. A, 2000]~~

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~~16.14.160 Sewage disposal and service buildings.~~

~~Installation of sewage disposal systems and service buildings within recreational vehicle park divisions shall be in compliance with regulations and standards of the Washington State Department of Health, the Washington State Department of Ecology, and, in particular, the holding tank policies of the Lewis County health officer and the county health department, and shall be approved only after a site inspection by the county health department.~~

~~(1) Each recreational vehicle park division shall be provided with sanitary dumping station(s), holding tanks or a community sewage treatment system, as necessary. Sanitary dumping stations and holding tanks shall not be required if community sewer connections are provided to all recreational vehicle sites.~~

~~(2) Service buildings containing the necessary toilet and other plumbing fixtures shall be provided in recreational vehicle park divisions. Service buildings shall be located at a maximum of 400 feet from each recreational vehicle site.~~

~~(3) Seasonal recreational vehicle park divisions shall provide, in the alternative, individual holding tanks for each site or provide a community sewage treatment connection for each site; no portable dump tanks shall be permitted.~~

~~(4) Transient recreational park divisions shall prohibit the use of non-commercially-manufactured, portable dump tanks and of all dump tanks in excess of 35 gallons capacity. [Ord. 1269 §6, 2016; Ord. 1175 Ex. A, 2000; Ord. 1173 Ex. A, 2000]~~

~~16.14.170 Solid waste.~~

~~Adequate provisions for the storage, collection, and disposal of solid waste shall be provided within the recreational vehicle park division. [Ord. 1269 §6, 2016; Ord. 1175 Ex. A, 2000; Ord. 1173 Ex. A, 2000]~~

~~16.14.180 Fire protection.~~

~~(1) A water supply adequate for fire protection in accordance with the International Fire Code and local fire district recommendations consistent with state law is required for all recreational vehicle park divisions.~~

~~(2) An approved fire fighting vehicle and/or other permanent fire fighting devices or equipment shall be installed within the confines of recreational vehicle park divisions when required by either the Washington State Department of Natural Resources, the U.S. Forest Service, the appropriate local fire district, or county fire marshal.~~

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~~(3) Fire pits shall be constructed of concrete, rock, brick, cement blocks, or similar material, and shall be equipped with spark-arresting devices, and may be used only in compliance with open-burning regulations and burn bans.~~

~~(4) Fire break trails shall be provided around the periphery of the development. Additional fire break trails may be required as a result of administrative review. [Ord. 1269 §6, 2016; Ord. 1175 Ex. A, 2000; Ord. 1173 Ex. A, 2000]~~

~~16.14.190 Electric utilities.~~

~~No new recreational vehicle park division shall be serviced by overhead utilities, and all electrical utilities associated or incidental to the development of recreational vehicle facilities shall be designed, installed and maintained in conformance with the rules, regulations, and standards of the Washington State Department of Labor and Industries. [Ord. 1269 §6, 2016; Ord. 1175 Ex. A, 2000; Ord. 1173 Ex. A, 2000]~~