



Updated July 6, 2023

## RV Parks and Campgrounds Zoning Code Update

### Where are RV parks and campgrounds allowed?

RV parks and campgrounds are allowed on all properties in unincorporated Lewis County **except** those with a zoning designation of Rural Area Industrial (RAI), Small Town Industrial (STI), Small Town Residential (STR) and Mineral Resource Lands (MRL). RV parks and campgrounds **may be** allowed on properties with a zoning designation of Forest Resource Land (FRL) or Agricultural Resource Land (ARL) if the RV park or campground is accessory to the primary forestry or agricultural uses. For example, if the primary use of the land is for a vineyard and guests are invited to stay on the property and experience wine making, then an RV park or campground may be allowed.

### Who does the RV Parks and Campgrounds code apply to?

If a property owner or property manager is offering two (2) or more recreational campsites and is charging a fee for the use, then the RV Park and Campground rules apply. The RV Park and Campground rules do not apply to letting friends or family camp on your property for free. Living in an RV is allowed under specific circumstances, but that is not considered a recreational use and other rules apply. Please refer to the Lewis County Code, <https://www.codepublishing.com/WA/LewisCounty/>.

### What are the minimum requirements?

An RV park or campground must be at least 2.5 acres in size. Each camping site must be at least 500 square feet in size. There are requirements for providing drinking water and disposing of wastewater and solid waste. Screening and buffering to reduce impacts on neighbors is also required. There are additional requirements in the Lewis County Code, <https://www.codepublishing.com/WA/LewisCounty/>.



## What rules are changing?

The biggest change is that RV parks and campgrounds are currently considered “subdivisions” and as such require a Binding Site Plan. Binding Site Plans are appropriate when a property owner is creating a new subdivision with individual lots and streets. However, a RV park or campground is not a subdivision because camping sites are not individual lots.

RV parks and campgrounds will no longer be considered “subdivisions” in the Lewis County Code and a new RV park or campground will be approved through a Special Use Permit (SUP). SUPs are easier for the applicant and faster to review than a Binding Site Plan, saving the property owner time and money.

The second big change is allowing a single occupant to stay in a camping site for up to 210 days, which is seven (7) months. Depending on the type of RV park or campground, the current maximum stay is 60 or 180 days. This change will allow seasonal employees to stay at an RV park while working for the National Park, the Forest Service or a ski resort.

Another change is allowing up to 25% of the camping sites to be occupied by 400 square foot cabins or yurts. The maximum length of stay in a cabin or yurt is no more than 30 consecutive days. If a cabin or yurt is provided for a caretaker or manager, the maximum allowed size is 1,296 square feet and the length of stay limitation does not apply.

## How can you find out more?

The Lewis County Code amendments are posted online. Please visit the website by scanning the QR code.

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