

ORDINANCE NO. 466-N

AN ORDINANCE OF THE TOWN OF GARFIELD, WASHINGTON, adopting Garfield Municipal Code Chapter 16.14, regulating the parking and use of recreational vehicles on residential property within the Town of Garfield.

BE IT HEREBY ORDAINED by the Council of the Town of Garfield as follows:

Section 1. There is hereby adopted as Garfield Municipal Code Chapter 16.14 the following:

**"Chapter 16.14**

**RECREATIONAL VEHICLES**

**Sections:**

**16.14.010 - Definitions**

**16.14.020 - Parking**

**16.14.030 - Temporary use on residential property**

**16.14.010 - Definitions.** For the purposes of this chapter, the term "recreational vehicle" shall mean a vehicular-type unit primarily designed for recreational camping or travel use that has its own motive power or is mounted on or towed by another vehicle, including without limitation, travel trailers, fifth-wheel trailers, folding camp trailers, truck campers, and motor homes.

**16.14.020 - Parking.** The outside parking of unoccupied recreational vehicles is permitted on property with an established residence, regardless of use zone. Such parking shall be within the side or rear 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. Only one recreational vehicle will be allowed per established residence.

**16.14.030 - Temporary use on residential property.**

**A. A recreational vehicle may be used as a temporary accommodation to allow the owner to construct a permanent residence or remodel an existing residence on the owned property. The use of the recreational vehicle shall be authorized with the written approval of the Town Council upon receipt of a site plan and construction schedule approved by the Town Council. Such use shall not exceed six (6) months in duration, unless authorized by the Town Council. The unit shall not be parked on, nor shall it in any manner obstruct, any public or Town right-of-way. The unit shall not be a nuisance to surrounding areas or neighbors. The unit shall only be placed on the site upon receipt of a valid building permit for the construction or remodeling work, and must be removed from occupancy within five (5) days of the receipt of a certificate of occupancy for the newly constructed or remodeled residence. No person other than the owner of the property and immediate family shall occupy the unit. The unit shall not be used as a temporary rental unit by the owner.**

**B. The use of one (1) recreational vehicle as a temporary accommodation for guests may be allowed on property with an established residential use, regardless of the use zone. The unit shall not be parked in any manner to obstruct public or Town right-of-way. The unit shall be located a minimum of five (5) feet from any other structure, and no stay shall exceed fourteen (14) days at any one time, or forty-five (45) days in any one-year period. Guests shall not interfere or be of any nuisance to the surrounding neighbors or community. If guests become a nuisance, the Town has the right to have the vehicle removed immediately. The unit shall not be skirted and the discharge of any holding tank water or sewage on the ground is prohibited. A fine of \$350.00 will result per each violation.**


**C. The use of one (1) recreational vehicle as a temporary accommodation for a period greater than allowed in subsection B, above, may be allowed at the discretion of the Town Council for the purposes of a medical hardship. The hardship must be as a result of an illness or medical emergency, with proof of the hardship submitted to the Town Council. The Town Council may approve the use for a period not to exceed six (6) months. The standards for placement of the unit shall be the same as provided in subsection B, above."**

Section 2. This ordinance shall be in full force and effect five days after it, or a summary thereof, is published in the official newspaper of the Town of Garfield as required by law.

PASSED by the Town Council this 27<sup>th</sup> day of June, 2018.

  
Jarrod Pfaff, Mayor

Attest:   
Clerk

Approved as to form:  
  
Eric Hanson, Town Attorney

Passed: 06.27.18

Published: \_\_\_\_\_

Effective date: \_\_\_\_\_