

# PDS Director's Rule 18-03



**Snohomish County**

**Planning and Development Services**

<b>Department:</b>  Snohomish County Planning and Development Services	<b>Pages:</b>  3	<b>Supersedes:</b>  N/A
	<b>Adopted:</b>	<b>Effective:</b>
<b>Subject and Title:</b>  Recreational Vehicle as a Use within Chapter 30.22 of the Snohomish County Code (SCC), and Chapter 30.65 SCC	<b>Code and Section Reference:</b>  SCC 30.22.130(19) and SCC 30.65.120(7) (Recreational Vehicle Use)	
	<b>Type of Rule:</b>  Provide details and specificity	
	<b>Cite Basis:</b>  Chapter 30.82 SCC	
<b>Approved:</b>  _____ Barbara Mock, Director	<b>Date:</b>  _____	

**BACKGROUND:**

Related to the use of recreational vehicles pursuant to Snohomish County Code (SCC) 30.22.130(19), updated in Amended Ordinance No. 07-005, effective since February 21, 2007, and SCC 30.65.120(7), updated in Amended Ordinance No. 07-005, effective since March 4, 2007. See also SCC 30.91R.040 and SCC 30.91R.050, updated in Amended Ordinance No. 02-064, effective since February 1, 2003.

**PURPOSE:**

This Rule is proposed to provide detail concerning the use of recreational vehicles on properties within Unincorporated Snohomish County as defined within SCC 30.22.130(19) and SCC 30.65.120(7). The purpose of this Rule is also to gather the various sections within the SCC that discuss recreational vehicle use in one location.

**RULE:**

1. A recreational vehicle is an allowed use within the RD, RRT-10, R-5, F, F&R, A-10, SA-1, RC, and RU zones.
  - a. Per SCC 30.91R.050, a recreational vehicle is defined as a travel trailer, motor home, truck camper, or camping trailer that is permanently designed and used as temporary living quarters. A recreational vehicle is either self-propelled, or mounted on or drawn by another vehicle, is transient, and is not immobilized or permanently affixed to a mobile home lot.
  - b. When flood hazard regulations within Chapters 30.43C, 30.43D, and/or 30.65 SCC are applicable, a recreational vehicle is defined as a vehicle built on a single chassis; 400 square feet or less when measured at the largest horizontal projection; designed to be self-propelled or permanently towable by a light duty truck; and designed primarily not for use as a permanent dwelling, but as temporary living quarters for recreational, camping travel, or seasonal use (SCC 30.91R.040).
2. When a recreational vehicle is the primary use on a property outside of the floodway, there can be one recreational vehicle placed on the property for up to 180 days in any 12-month period. The recreational vehicle must be fully licensed, and ready for highway use.
3. When a recreational vehicle is an incidental use on a property outside of the floodway, there is no limit to the number of recreational vehicles allowed, or to the duration of their placement, provided that all recreational vehicles are owned by an occupant of the property's legally occupied dwelling. The recreational vehicle(s) must also be fully licensed, and ready for highway use. When a recreational vehicle is used as temporary living quarters by a guest(s) of the legally occupied dwelling, it can be occupied for up to 180 days in any 12-month period. One recreational vehicle can be used as temporary living quarters per lot.
4. On properties within the floodplain, the following additional restrictions apply for both primary and incidental uses:
  - a. A recreational vehicle must be on its wheels or jacking system, attached to the site only by quick disconnect type utilities and security devices, and have no permanently attached additions (SCC 30.65.120(7)(b)).
5. On properties within the floodway during the flood season (October 1<sup>st</sup> through March 30<sup>th</sup>), recreational vehicle use shall be limited to day use only (dawn to dusk). Except when:
  - a. A recreational vehicle is an incidental use;
  - b. A recreational vehicle is utilized by overnight guests of a legally occupied dwelling for a period of 21 days or less;
  - c. Farm workers utilize one recreational vehicle located on the farm where they work for up to 180 days in any 12-month period; or
  - d. Temporary overnight use in a mobile home park which has been in continuous existence since at least 1970; that provides septic or sewer services, water, and

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other utilities; and that has a recreational vehicle flood evacuation plan that has been approved and is on file with the Department of Emergency Management and PDS. Temporary overnight use shall be limited to 180 days in any 12-month period, and the number of recreational vehicles shall be limited to one per lot.

6. On properties within the floodway outside of the flood season (April 1<sup>st</sup> through September 30<sup>th</sup>), Bullets 1 through 4 above apply.

**FINDINGS:**

The following findings support the purpose of this rule:

1. This rule is necessary to provide clarity to the provisions of SCC 30.22(130(19) and SCC 30.65.120(7), and collect sections within the SCC that discuss recreational vehicle use in one location.
2. This rule provides specificity to help determine how recreational vehicles can be used on property within Unincorporated Snohomish County.
3. Per SCC 30.82.060, this rule shall remain in effect until amended or repealed, and shall have the same effect as any other provision of Title 30.

**RULEMAKING PROCESS:**

The following provides the procedural process for adoption of this rule:

<b>Rulemaking Process</b>		
<b>Notice of Proposed Rule</b>		
Filed with Council Clerk	<b>April 16, 2018</b>	
Posted at Counter	<b>April 16, 2018</b>	
Published	<b>April 18, 2018</b>	Herald
Comment Period (21 days)	<b>May 9, 2018</b>	
<b>Notice of Rule Approval</b>		
Filed with Council Clerk		
Published		
Copies to Commenters		