



Snohomish County
*Planning and Development
 Services*

Visit us at :

2nd Floor Robert J. Drewel Bldg.
 3000 Rockefeller Avenue
 Everett, WA 98201

425-388-3311
 1-800-562-4367, ext. 3311



ONLINE INFORMATION
www.snohomishcountywa.gov/1190



This Assistance Bulletin only applies to property within unincorporated Snohomish County and does not apply to property within incorporated city limits.

Recreational Vehicles

53

Revised July 2018

WWW.SNOCO.ORG

Keyword: Assistance Bulletins

Q: How do you define “recreational vehicle”?

A: According to the Snohomish County Code (SCC) 30.91.050, a recreational vehicle (RV) is defined as a travel trailer, motor home, truck camper, or camping trailer that is permanently designed and used as temporary living quarters. An RV 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.

When flood hazard regulations within Chapters 30.43C, 30.43D, and 30.65 SCC are applicable, a RV 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).

These vehicles are not mobile homes as defined in Snohomish County Code (SCC) Title 30 or in the Washington Administrative Code (WAC). They are identified by a tag on the unit and contain a serial number beginning with the letters “RV.”

Q: Where can I place a RV?

A: A RV is an allowed use within the RD, RRT-10, R-5, F, F&R, A-10, SA-1, RC, and RU zones. Please see Chapter 30.22 SCC for the County’s use matrix.

Q: Is there a limit to the amount of time I can have my RV on my property, or the number of RVs I can use?

A: Yes, 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.

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 outside of the floodway, it is no longer an incidental use. When the RV is no longer an incidental use, it can be occupied for up to 180 days in any 12-month period within the zones listed above. One recreational vehicle can be used as temporary living quarters per lot.

This bulletin is intended only as an information guide. The information may not be complete and is subject to change. For complete legal information, refer to Snohomish County Code.

Q: Can guests of a property's legally occupied dwelling utilize their own RV?

A: Yes, guests of the property's legally occupied dwelling can utilize their own fully licensed, highway ready RV as temporary living quarters on the property . Guests can occupy the RV for up to 180 days in any 12-month period when the property is outside of the floodway, and within the previously listed zones. The guest(s) may only utilize one recreational vehicle per lot., and cannot generally store their RVs on the property. RV storage is only allowed on properties with the necessary permits to be a RV park.

Q: Can I use a recreational vehicle as a residence?

A: No, a recreational vehicle cannot be a primary residence, although it can be used as a temporary living quarters.

Q: What are the restrictions for RV use in the floodplain?

A: On properties within the floodplain, the following additional restrictions apply for both primary and incidental uses: 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)).

Q: Are there additional restrictions for RV use within the floodway, a subset of the floodplain?

A: Yes, on properties within the floodway during the flood season (October 1st through March 30th), recreational vehicle use shall be limited to day use only (dawn to dusk). Except when:

- A recreational vehicle is an incidental use;
- A recreational vehicle is utilized by overnight guests of a legally occupied dwelling for a period of 21 days or less;
- Farm workers utilize one recreational vehicle located on the farm where they work for up to 180 days in any 12 month period; or
- 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 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.

On properties located within the floodway outside of the flood season (April 1st through September 30th), the restrictions described above for properties within and outside of the floodplain apply.
