

## Chapter 17.29 CAMPING

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### **17.29.010 Definitions.**

As used in this chapter, unless the context requires otherwise, the following definitions apply:

(1) “Camp” means to occupy facilities, including recreational vehicles and tents, for sleeping, eating, cooking and sanitation.

(2) “Dwelling” means a permanent building unit providing complete independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking and sanitation.

(3) “Nonresidential lot” means one or more contiguous lots, under single ownership, on which there is no dwelling.

(4) “Recreational vehicle” means a portable structure, such as a motor home, travel trailer, equivalent facilities in or on an automotive vehicle, or other short-term recreational shelter designed as a temporary dwelling for travel, recreation and vacation uses.

(5) “Recreational vehicle park” means a parcel or tract of land having designated areas for rent to one or more persons for temporary parking or placement of a recreational vehicle.

(6) “Residential lot” means one or more contiguous lots, under single ownership, on which a dwelling is located.

(7) “Storage” means to put aside or accumulate for use when needed, to put for safekeeping, to place or leave in a location.

(8) “Tent” includes all manner of manufactured or home made tents, awnings, lean-tos, tarps or similar shelters associated with camping. (Ord. 1300, 2003)

### **17.29.020 Exemptions.**

The following are exempt from the provisions of this chapter:

(1) Storage of recreational vehicles.

(2) Camping in permitted recreational vehicle parks and campgrounds. (Ord. 1300, 2003)

### **17.29.030 Camping on residential lots.**

Camping is permitted on a residential lot in all areas of the city with the following restrictions:

(1) All setback requirements of the zoning designation are met, with the exception of the front yard setback which does not apply. No setback is required provided the recreational vehicle or tent is sight screened. The sight screening

must consist of adequate fencing and/or plant material to provide complete sight screening from all neighboring properties.

(2) The recreational vehicle must be self-contained or temporarily connected to a permitted, permanent city utility connection and all connections shall comply with Grays Harbor health department standards.

(3) The recreational vehicle or tent must be located totally upon the residential lot, and shall not encroach into any public way or adjacent property.

(4) Camping on a residential lot is considered a temporary activity. Permanent occupation or rental/lease agreements involving a recreational vehicle or tent are not allowed. Camping for more than 45 days without a seven-day break is considered permanent occupation. (Ord. 1300, 2003)

#### **17.29.040 Camping on nonresidential lots.**

Provided the requirements of WMC [17.29.050](#) are met, camping is permitted on a nonresidential lot in the R-2 zoning district and the areas described below:

(1) From the southeast intersection of Sprague Avenue and Fourth Street; thence north in a straight line two blocks to the northeast corner of Washington Avenue and Fourth Street; thence west to the intersection of Washington Avenue and Second Street; thence south to the southwest intersection of Sprague Avenue and Second Street; thence easterly to the point of beginning.

(2) From the southeast intersection of Oregon Avenue and Grand Army Street; thence east in a straight line to the southwest corner of Oregon Avenue and Hoquiam Street; thence south to the intersection of Hoquiam Street and Seattle Avenue; thence west to the intersection of Seattle Avenue and Aberdeen Street; thence north to the intersection of Aberdeen Street and Tacoma Avenue; thence west to the intersection of Tacoma Avenue and Grand Army Street; thence north to the point of beginning.

The following restrictions shall apply:

(A) Camping is allowed for the owner of the property, or for those who the owner of the property has given written permission.

(B) All setback requirements of the zoning designation are met, with the exception of the front yard setback which does not apply. No setback is required, provided the recreational vehicle or tent is sight screened. The sight screening must consist of adequate fencing and/or plant material to provide complete sight screening from all neighboring properties.

(C) No more than one recreational vehicle and one tent are allowed for each 2,000 square feet of undeveloped area for each nonresidential lot.

(D) The recreational vehicle must be self-contained or temporarily connected to a permitted, permanent city utility connection and all connections shall comply with Grays Harbor health department standards.

(E) The recreational vehicle or tent may not be permanently installed on the property.

(F) The recreational vehicle or tent must be located totally upon the nonresidential lot, and shall not encroach into any public way or adjacent property.

(G) Camping on a nonresidential lot is considered a temporary activity. Permanent occupation of a recreational vehicle or tent is not allowed. Camping for more than 45 days without a seven-day break is considered permanent occupation. (Ord. 1362 § 2, 2005)

#### **17.29.050 Nonresidential lot development requirements.**

Prior to any camping on a nonresidential lot, the lot must be developed to make adequate provisions for the following:

(1) Vehicle access must comply with the provisions of Chapter 12.20 WMC. For the purpose of this requirement, nonresidential lots while being used for camping shall meet the requirements for single-family or duplex residential width specifications, WMC 12.20.020.

(2) Off-street parking for both recreational and nonrecreational vehicles in accordance with the provisions of the zoning requirements, WMC 17.36.220.

(3) Adequate drainage.

(4) Nonresidential lots used for camping must have utility connections for sewer, water, and electricity. The use of portable generators is discouraged, and not allowed if the noise associated with the generator creates a nuisance for adjacent property owners.

(5) Prior to use, the owner of a nonresidential lot must have an approved binding site plan in accordance with Chapter 17.36B WMC. The above requirements shall be included in the review of the site plan. (Ord. 1300, 2003)

#### **17.29.060 Use as living quarters during construction.**

A recreational vehicle may be used as temporary living quarters during construction for a period up to six months provided the following:

(1) All setback requirements of the zoning designation are met, with the exception of the front yard setback which does not apply. No setback is required provided the recreational vehicle is sight screened. The sight screening must consist of adequate fencing and/or plant material to provide complete sight screening from all neighboring properties.

(2) The recreational vehicle must be self-contained or temporarily connected to a permitted, permanent city utility connection and all connections shall comply with Grays Harbor health department standards.

(3) The recreational vehicle must be located totally upon the residential lot, and shall not encroach into any public way or adjacent property.

(4) The applicant has obtained a city of Westport building permit to construct a residence on the lot where the recreational vehicle is to be located.

(5) The recreational vehicle is located directly upon the lot designated for construction.

(6) The recreational vehicle may be hooked up to utilities, provided the applicant has obtained a city building permit to construct a residence on the lot where the utilities are to be installed.

(7) The six-month time limit may be extended if substantial progress is made towards completion of the project as determined by the city of Westport code enforcement officer or designee. (Ord. 1300, 2003)

#### **17.29.070 Nonconforming use.**

Any nonconforming use of a nonresidential lot lawfully existing at the effective date of this chapter may be continued subject to the conditions listed below:

(1) Any change of a nonconforming use shall be to a conforming use and a nonconforming use which has been discontinued for a period of one year or more shall not be re-established. Expansion of a nonconforming use is not allowed. A nonconforming use of a part of a lot shall not be extended throughout the lot.

(2) The owner of a nonresidential lot on which there currently exists a nonconforming use must comply with the provisions of WMC 17.29.050 within one

year of the effective date of this chapter as codified in the Westport Municipal Code, or terminate the nonconforming use. (Ord. 1300, 2003)

**17.29.080 Special circumstances.**

If, because of special circumstances, the strict application of this chapter is found to deprive the subject property owner of rights and privileges enjoyed by the owners of other properties in the vicinity and under identical zoning classification, the city administrator or designee may grant an alteration from certain provisions of this chapter. Appeal of the decision of the city administrator or designee shall be handled in accordance with Chapter [17.52 WMC](#). (Ord. 1300, 2003)

**17.29.090 Violation – Penalty.**

The registered owner, lessee or other individual determined to be responsible for locating the recreational vehicle or tent in violation of any of the provisions of this chapter is punishable by a civil penalty as follows. Each day in which there is a violation shall count as a separate offense.

(1) First offense, \$100.00.

(2) Second offense, \$200.00.

(3) Third and subsequent offenses within a six-month period shall constitute a misdemeanor in accordance with WMC [17.56.070](#). (Ord. 1300, 2003)