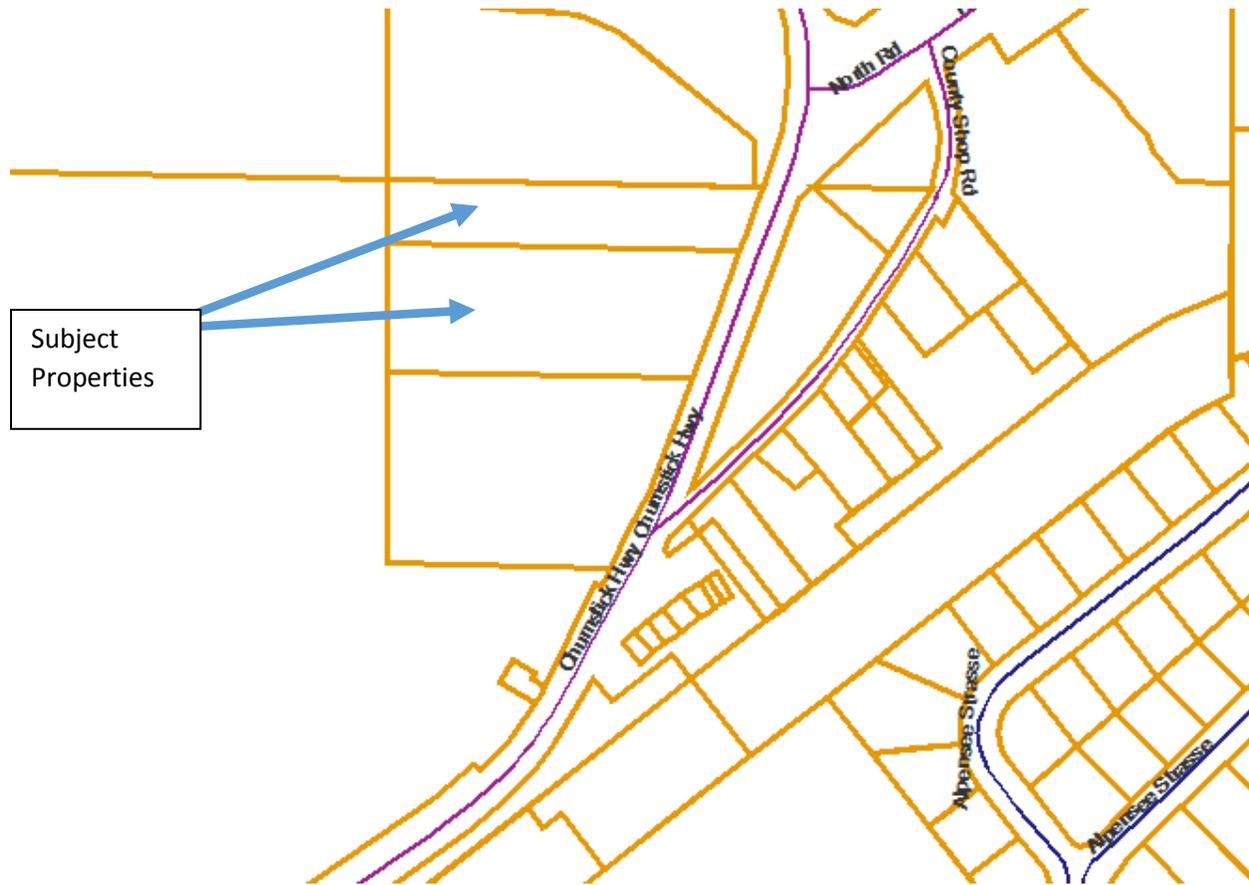
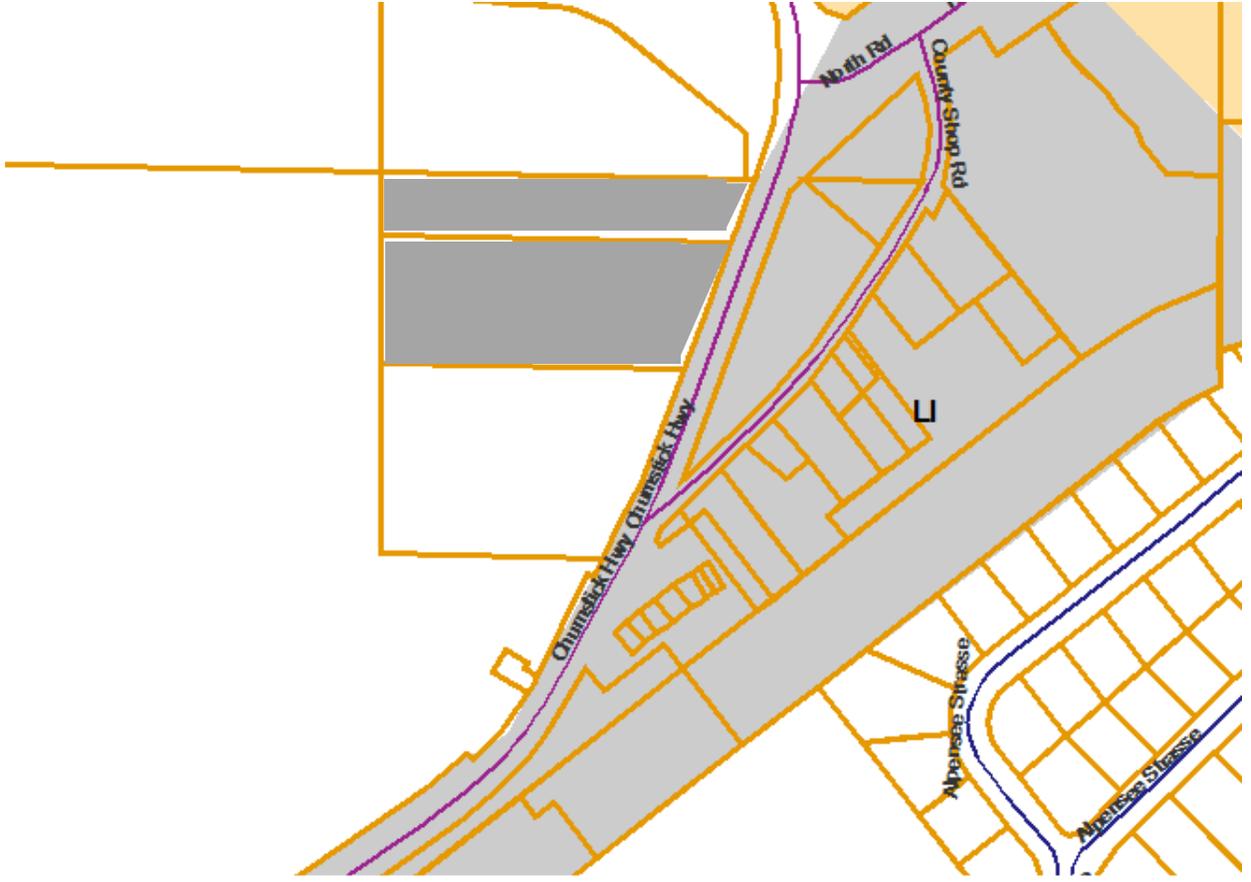


Ida Allen - Rezone



Ida Allen Trust – Landuse Designation and Zoning Maps Amendment





Chapter 18.51
RECREATIONAL VEHICLE PARKS

Sections:

- 18.51.010 Purpose.
- 18.51.020 General requirements.
- 18.51.030 Criteria for locating a recreational vehicle park.
- 18.51.040 Conditional use permit required.
- 18.51.050 Health district approval required.
- 18.51.060 ~~Binding site plan~~ Uses and design.
- 18.51.070 Completion prior to ~~occupancy opening/operations~~ – Phasing.
- 18.51.080 Design standards.
- 18.51.090 Accessory uses.
- 18.51.100 Park administration.
- 18.51.110 Additional requirements.

18.51.010 Purpose.

The purpose of this chapter shall be to ensure that recreational vehicle parks are located, developed and occupied in accordance with standards and regulations which will protect the health, safety, general welfare and convenience of the ~~occupants-guests~~ of such parks, residents, and the citizens of the city.

18.51.020 General requirements.

- A. No recreational vehicle shall be used as a permanent place of abode, or dwelling, for indefinite periods of time. Occupancy in a park by any RV unit for more than ~~14~~ three (3) ~~30~~ consecutive ~~days~~ months shall be conclusively deemed to be permanent occupancy. Any action toward removal of wheels of a recreational vehicle, except for temporary purposes of repair, or placement of the unit on a foundation, is prohibited.
- B. No permanent external appurtenances, ~~such as carports, cabanas or patios~~ (excluding retractable awnings and table tarps), may be attached to any recreational vehicle while it is in a park. Freestanding patios, decks and stairs for park model RVs and cabins may be allowed with required permits and approvals.
- C. No space within a recreational vehicle park shall be rented for any purpose other than those expressly allowed by this chapter. Recreational vehicles shall only be located in appropriate sites within designated recreational vehicle sites, and not in buffer or open space areas. Overflow areas may be developed outside of the required buffer and/or open space areas. ~~Tents shall not be allowed.~~

- D. ~~There shall be no e~~Operation of an ~~e~~lectrical power generators shall not be allowed except by approval within the Conditional Use Permit as determined by the Hearing Examiner. The Hearing Examiner may consider ~~be screened and compliance with noise ordinances and/or shall not run during quiet hours~~ allowed.
- E. No person, company or corporation shall establish or modify a recreational vehicle park without first complying with the provisions of this chapter.

18.51.030 Criteria for locating a recreational vehicle park.

Recreational vehicle parks may only be established on property within the city which meets the following criteria:

- A. Recreational vehicle parks shall only be allowed, subject to LMC 18.51.040, in the tourist commercial (TC) district.
- B. The minimum site area of a park shall be ~~two-ten~~ (10) acres.
- C. Recreational vehicle parks shall be located with direct access to an arterial or collector as defined and identified in the Leavenworth area comprehensive plan, or on a state highway or county road and with appropriate frontage thereon to permit appropriate design of entrances and exits. No entrance or exit from a park shall be permitted through a residential district nor require movement of traffic from the park through a residential district.
- D. The hearing examiner shall deny an RV park conditional use permit application if ~~the board finds that~~ the proposed project will likely result in unreasonable impacts to a particular neighborhood because of the cumulative size of RV parks in the neighborhood, taking into consideration the RV park development for which application is made, or if the hearing examiner finds other unreasonable impacts which cannot be reasonably mitigated by applying the standards and provisions of this chapter.

18.51.040 Conditional use permit required.

A recreational vehicle park shall be allowed only upon the issuance of a conditional use permit by the hearing examiner.

18.51.050 Health district approval required.

Prior to ~~occupancy opening and/or operations~~ of a recreational vehicle park, the owner shall obtain a permit from the Chelan-Douglas health district and shall comply with all rules, regulations and requirements of said district. Said permit must be kept current at all times, or the park will be closed. The rules, regulations and requirements of the health district shall be construed as being supplements to the provisions of this chapter.

18.51.060 Uses and design ~~Binding site plan.~~

~~A site plan shall be submitted with all applications for a recreational vehicle park. Said site plan shall be subject to review, modification, approval or denial by the Leavenworth hearing examiner. An approved binding site plan shall constitute an integral part of the permit for the recreational vehicle park, and shall be binding upon the owner of the property, its successors and assigns. All development within the recreational vehicle park shall be consistent with the binding site plan. Such plans may be modified or amended at the request of an owner upon receiving approval of the administrative official; provided, that if said modification or amendment affects the external impacts of the recreational vehicle park, or is determined by the administrative official to be substantial in nature, then such modification or amendment shall be resubmitted to the hearing examiner.~~ Recreational vehicle parks shall provide outdoor hospitality experiences for non-permanent, transient guests in a variety of accommodation types which may include recreational vehicles, park model recreational vehicles, tents, cabins and yurts. A site layout design consistent with these uses and in compliance with the provisions of this chapter shall be submitted as part of the conditional use permit process. The hearing examiner may modify or adopt other uses which may be deemed appropriate for specific recreational vehicle park applications.

18.51.070 Completion prior to ~~occupancy opening/operations~~ – Phasing.

All required site improvements and other conditions of the permit ~~and binding site plan~~ shall be met prior to occupancy of any site by a recreation vehicle ~~and/or guest~~; provided, that completion may be accomplished by phases if such phases are identified and approved in the permit.

18.51.080 Design standards.

The purpose of this section is to establish minimum design standards for recreational vehicle parks.

A. Density. The number of recreational vehicles permitted in a park shall not exceed a density of 22 units per gross acre. The number of tent spaces permitted in a park shall not exceed a density of 30 units per grossbuildable acre. The hearing examiner may limit density further to ensure compatibility with the surrounding areas. The application materials shall include the maximum capacity of the property.

A.B. On-site caretaker residences shall be allowed to a maximum of one per 10 acres with up to one for the first 10 acres.

B.C. Campsite Size. Each individual recreational vehicle site shall be not less than 800 square feet in size. Each tent camping space shall be a minimum of 600 square feet in size. Tent camping space shall include space for cooking/eating, tent set up area, which shall accommodate no more than two (2) tents per tent camping space, and parking Each individual tent space shall be not less than 120 square feet in size. Open space and buffer areas shall not be included in calculating allowed campsite size. A site layout shall be submitted with the conditional use application; and the sites may be laid out for adjustments to accommodate terrain, trees, natural features, and circulation. The sites may be rearranged and modified for the life of the permit consistent with the maximum capacity and the approved overall site layout.

~~C.D.~~ Access points. ~~Entrances and exits to the park shall be designed for safe and convenient movement of traffic into and out of the park and to minimize friction with free movement of traffic on adjacent streets. All traffic into and out of the park shall be through such entrances and exits.~~ A traffic impact analysis is required. Within the analysis, study of the entrance and exit impacts shall be considered. No entrance or exit shall require a turn at an acute angle for vehicles moving in the direction intended, and radii of curbs and pavements at intersections shall be such as to facilitate easy turning movements for vehicles with trailers attached. No material impediment to visibility shall be created or maintained which obscures the view of an approaching driver in the right lane of the street within 100 feet of the intersection with the park entrance.

~~D.E.~~ Parking. At least one parking space shall be provided on each RV campsite. At least one parking space for each ~~15~~ 25 RV campsites and/or tent sites shall be provided for visitor parking in the park beyond the RV campsite and tent campsite. Tent parking shall be a ratio of one stall for every four (4) tent sites; and located in the visitor parking area.

~~E.~~ Internal Park Roads. All internal park roads shall be privately owned and maintained. They shall be constructed to all-weather standards, as approved by the ~~city engineer;~~ graveled roads will not be acceptable Fire Marshal. Minimum widths of RV park and campground roads designed to accommodate all types and sizes of camping units shall be 10 ft. per traffic lane and 8 ft. per parallel parking lane ~~Park roads shall have minimum improved width as follows:~~

~~F.~~ One-way road, no parking: 12 feet;

~~G.~~ One-way road, parking on one side: 18 feet;

~~H.~~ Two-way road, no parking: 22 feet;

~~I.~~ Two-way road, parking on one side: 28 feet;

~~J.F.~~ Roads with parking on both sides are not permitted.

~~K.G.~~ Open Space/Recreational Facilities. A minimum of 20 percent of the site shall be set aside and maintained as an open space for the recreational use of park ~~occupants~~ guests. Such space and location shall be accessible and usable by all guests ~~residents of the park~~ for passive or active recreation. Parking spaces, driveways, access streets and storage areas are not considered to be usable open space. The percentage requirements shall not be reduced if substantial and appropriate recreational facilities, (such as recreational buildings, swimming pool or tennis courts) are provided.

~~L.H.~~ Setbacks. No recreational vehicle site shall be closer than 20 feet from any exterior park property line abutting upon a ~~major arterial~~ public street, shoreline, or residential zone, ~~or 15 feet from any other exterior park property line.~~ Permanent structures within a park shall have minimum ~~front and rear~~ property line setbacks of 20 feet ~~each, and minimum side yard setbacks of 10 feet each.~~

~~M.I.~~ Landscaping/Screening. The park shall provide visual screening and landscaping as required in perimeter setback areas and open space. Landscaping may consist of suitable ground cover, shrubs and trees; provided, that they are installed prior to ~~the first~~ occupancy opening and/or operations of the park and are of such species and size as

would normally fulfill a screening function within five years of being planted. Site development shall be sensitive to the preservation of existing vegetation. All trees, flowers, lawns and other landscaping features shall be maintained ~~by the park management~~ in a healthy growing condition ~~at all times~~. Permanent irrigation shall be installed. The landscaped area shall include a designated pet exercise area.

~~N.J.~~ Fencing. In addition to landscaping requirements, a six-foot-high view-obscuring perimeter fence will be required along the entire any portion of the property boundary adjacent to residentially zoned property except necessary entrances / exits, or mandated by law. ~~by the board when deemed appropriate.~~

~~O.K.~~ Signs. Recreational vehicle parks shall be limited to one park entrance sign and such interior directional or informative signs as may be needed for the convenience of guests. All signs are subject to approval by the hearing examiner under the provisions of Chapter 14.10 LMC. All park spaces shall be marked by numbered sign posts. Temporary informative signs may change daily according to activities, special events, store specials, fire danger, and other needs; and comply with LMC 14.10.

~~P.L.~~ Utilities. ~~Water, sewer and electricity shall be provided to each recreational vehicle site.~~ All utility lines in the park shall be underground and shall be approved by the agency responsible for inspection.

~~Q.M.~~ Storm Drainage. Storm drainage control facilities shall be installed in accordance with the requirements of the city engineer.

~~R.N.~~ Public Facilities. Recreational vehicle parks shall provide the following public facilities in such quantity, size and location as is approved by the hearing examiner:

1. A water distribution system connected to the city's water utility. Fire hydrants, in number and location, shall be required as specified by the fire chief and the city engineer;
- ~~2. A water station for filling recreational vehicle water storage tanks;~~
2. Restroom facilities containing showers and toilets connected to the city's sewer utility. A minimum of one toilet shall be provided for each sex up to the first 25 sites. For each additional 25 sites not provided with sewer connections, an additional toilet for each sex shall be provided. Gender neutral equivalent may be allowed if separate from shower or other common areas. ~~the minimum number of which shall be one commode and one shower for each gender per 22 recreational vehicle sites;~~
4. A metered sanitary waste station for emptying sewage holding tanks of recreational vehicles;
5. Refuse containers for solid waste in adequate quantity shall be placed in approved locations, ~~as specified in the binding site plan,~~ and picked up by the city's garbage collection service. Garbage can and/or dumpster locations shall be screened from view by a fence or landscaped enclosure, ~~as specified on the binding site plan.~~

~~S.O.~~ Walkways. When required, pedestrian walkways shall have a ~~three~~five-foot minimum tread width.

18.51.090 Accessory uses.

Management headquarters, recreational facilities, restrooms, dumping stations, showers, ~~and coin operated~~ laundry facilities, ~~retail space for groceries and camp supplies, limited food service facilities, and other uses and structures customarily incidental to operation of a recreational vehicle park~~ are permitted as accessory uses to the park. ~~In addition, grocery stores and convenience shops accessory uses shall be permitted as accessory uses at the discretion of the hearing examiner, subject to the following restrictions:~~

- ~~A. Such establishments and parking areas primarily related to their operations shall not occupy more than five (5) percent of the gross area of the park;~~
- ~~B.A. Such establishments shall present no visible evidence from any street outside the park of their commercial character which would attract customers other than occupants guests of the park;~~
- ~~B. The structures housing such facilities shall not be located closer than 50 feet to any public street and shall not be directly accessible from any public street, but shall be accessible only from a street within the park.~~

~~Retail space for groceries and camp supplies, limited food service facilities, and other uses and structures customarily incidental to operation of a recreational vehicle park are permitted as accessory uses to the park; and shall be permitted at the discretion of the hearing examiner, subject to the following restrictions:~~

- ~~A. Such establishments and parking areas primarily related to their operations shall not occupy more than five (5) percent of the gross area of the park;~~
- ~~B. Such establishments shall present no visible evidence from any street outside the park of their commercial character which would attract customers other than guests of the park;~~
- ~~C. The structures housing such facilities shall not be located closer than 50 feet to any public street and shall not be directly accessible from any public street, but shall be accessible only from a street within the park.~~

18.51.100 Park administration.

The owner of a recreational vehicle park shall be responsible for the development and maintenance of the park in strict conformity with the ~~binding site plan, the~~ conditional use permit, and all applicable laws and ordinances.

A written management plan shall be submitted for approval as a part of the conditional use permit process. It shall include, at a minimum, the proposed management structure, proposed park rules and regulations, including quiet hours, and proposed methods to enforce occupancy limitations and other requirements of this chapter. Quiet hours shall, at a minimum, be from 10:00 p.m. to 7:00 a.m., or as otherwise provided by state regulations, whichever is more stringent. Quiet hours shall be as defined and regulated in Chapter 173-60 WAC

18.51.110 Additional requirements.

In addition to the minimum standards and requirements as set out in this chapter, the hearing examiner may adopt other requirements which may be deemed appropriate for specific recreational vehicle park applications.

Chapter 18.44
TOURIST COMMERCIAL DISTRICT

Sections:

- 18.44.010 Purpose.
- 18.44.020 Permitted uses.
- 18.44.030 Uses requiring conditional use permits.
- 18.44.040 Yard requirements.
- 18.44.050 Building height.
- 18.44.060 Lot coverage.

18.44.030 Uses requiring conditional use permits.

Those uses not listed as permitted or allowed by a conditional use permit are prohibited; provided, that if a proposed use is not specifically listed, the city administrator and/or his/her designee shall determine if the proposed use is similar to one that is already enumerated in the listed conditional uses and may therefore be allowed, subject to the requirements associated with that use and all other applicable provisions of the Leavenworth Municipal Code. In a tourist commercial district, the following uses and their accessory uses are permitted when authorized in accordance with Chapter 18.52 LMC:

- A. Coffee roasting operations;
- B. Clinic;
- ~~C. Day care center;~~ Commercial amusement enterprise;
- ~~C.~~
- D. Commercial entertainment enterprise;
- E. Day care center;
- ~~D.~~
- E.F. Food bank;

~~F.G.~~ _____ Incidental and accessory structures and uses located at the same site with and necessary for the operation of a conditional use;

~~G.A.~~ _____ ~~Parking facilities, including structures and lots;~~

H. Manufacturing, assembling, fabricating, processing, packing, repairing or storage of goods which have not been declared a nuisance by statute or city of Leavenworth resolution, and provided these uses shall not cause:

1. Unreasonable dissemination of dust, smoke, visible gases or noxious gases, fumes, noise, vibration, or odor beyond the boundaries of the site on which the use is conducted,
2. Hazard to fire, explosion, or other physical damage to adjacent structures or vegetation;

I. Micro brewery, distillery, or winery;

~~J.A.~~ _____ ~~Private clubs and lodges;~~

~~J.~~ _____ ~~Parking facilities, including structures and lots;~~

~~K.~~ Pet care centers.

~~L.~~ _____ ~~Private clubs and lodges;~~

~~K.M.~~ _____ Public parks, including swimming pools;

~~L.N.~~ _____ Public and private libraries, art galleries, and museums;

~~O.~~ _____ Public buildings, utilities, service structures or installations and grounds;

~~M.P.~~ _____ Recreational vehicle parks

~~N.~~ _____ ~~Commercial amusement enterprise;~~

~~Ø.~~ _____ Wireless telecommunications facilities (WTF), in accordance with the requirements of Chapter 18.74 LMC;

~~P.Q.~~ _____ ~~Pet care centers.~~