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CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 4552

AN ORDINANCE regarding parking of recreational vehicles, providing a special exemption for persons with a disabled parking permit; and adding a new subsection to sections 20.20.720 and 20.20.890 of the Land Use Code.

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Section 20.20.720 of the Bellevue City Code (Land Use Code) is amended by the addition of a new subsection, G, as follows:

20.20.720 Recreational Vehicles, Watercraft, and Utility Trailers

A. Parking or storage of recreational vehicles, watercraft (whether mounted on trailers or unmounted), or utility trailers, except for loading and unloading activities completed within a three-day period within any given two-week period, is not permitted within a residential land use district (R-1-R-30), unless there is compliance with the following:

1. The recreational vehicle, watercraft (except for kayaks and canoes which need not be sight-screened), or utility trailer is housed within a vented garage or within a carport which is sight-screened from abutting properties by solid board fencing or sight-obscuring landscaping at least six feet in height; or

2. The recreational vehicle, watercraft (except for kayaks and canoes which need not be sight-screened), or utility trailer may be located within a side or rear yard if in compliance with setback requirements applicable to accessory structures and sight-screened from abutting properties by solid board fencing or sight-obscuring landscaping at least six feet in height;

3. If there is no reasonable access to a rear or side yard, either one recreational vehicle, watercraft or utility trailer not exceeding 28' in length may be located in the front yard as follows:

a. In the driveway perpendicular to the right-of-way, provided setback requirements applicable to the primary structure are met and the vehicle or watercraft is sight-screened from the closest abutting property by solid board fencing or sight-obscuring landscaping at least six feet in height; or

b. Within the required front setback area, provided the vehicle or watercraft is completely sight-screened from the right-of-way and from the closest abutting property. The sight screening must consist of plant material; however, a gate is permissible if necessary to maneuver the vehicle or watercraft.

c. A vehicle or watercraft stored under paragraph 3 must be licensed and operable.

4. Notwithstanding any other provision of this ordinance, for a maximum five-year period from the effective date of this ordinance, a recreational vehicle, watercraft or utility trailer which was owned and was being parked on a property by the occupant of the property on the effective date of this ordinance may be parked in the driveway, provided all of the following requirements are met:

a. There is no reasonable access to the rear or side yard;
and

b. There is sight screening from the closest abutting property by sight-obscuring landscaping at least six feet in height, or if landscaping is inadequate to provide proper screening by a fence at least six feet in height; and

c. The driveway surface is paved or of all-weather surface such as gravel or asphalt; and

d. The vehicle or watercraft is licensed and operable; and

e. No portion of the vehicle or watercraft intrudes over the curb or sidewalk into the public right-of-way. For purposes of this paragraph 4, a driveway is defined as the surface between the curb line and building line which provides vehicular access to a garage, carport or principal parking area.

5. For purposes of this section, all sides of a property which abut a right-of-way constitute a front yard.

B. One recreational vehicle may be used as a temporary dwelling on a lot already containing another dwelling unit for up to five days without a permit and for an extended period not to exceed 30 days upon issuance of a temporary use permit by the City.

1. The permit issued must be affixed to the recreational vehicle in such a manner that it is prominently displayed and visible, to the extent possible, from the public right-of-way.

2. Recreational vehicles meeting the requirements of paragraph B may be parked within a front yard, need not be sight-screened and need not comply with accessory structure setback requirements for the effective period of the permit.

3. No more than one temporary use permit may be granted within any three-month period.

C. Parking or storage of recreational vehicles, watercraft or utility trailers for compensation is not permitted within a residential land use district (R-1-R-30). This paragraph does not apply to storage

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facilities provided exclusively for tenants of multifamily dwelling complexes.

D. Commercial vehicles which exceed 19 feet in length are not permitted to be parked overnight on residential properties unless approved through a Home Occupation permit.

E. This section does not apply to vehicles with camper shells or to watercraft moored over water.

F. Recreational vehicles, watercraft and utility trailers which exceed 40 feet in length are not permitted in any residential land use districts (R-1-R-30).

G. As to recreational vehicles only, the requirements of 20.20.720.A shall not apply to a residence if one or more occupants thereof has a current windshield placard or special license plate issued to them by the State of Washington as a qualified disabled person in accordance with RCW 46.16.381. Persons claiming this exemption shall apply to the Director for approval thereof. The Director shall establish procedures and standards for acting on exemption requests hereunder. Only one recreational vehicle per residence may be exempted under this provision.

Section 2. Section 20.20.890 of the Bellevue City Code (Land Use Code) is amended by the addition of a new subsection, E, as follows:

20.20.890 Trailers, Boats and Large Vehicles; Use as Dwelling Units

A. One house trailer, mobile home or other recreational vehicle may be temporarily parked and used as a dwelling in the side or rear yard of a lot already containing another dwelling unit for a period not to exceed 30 days, provided the setbacks applicable to detached accessory buildings can be complied with.

B. A Temporary Use Permit may be issued for up to one year for one house trailer, not on a foundation but connected to water, power and sewer utilities or to a septic tank system according to the procedures and requirements of Part 20.30M (Ord. 3530, 8-12-85, Section 32).

C. Permanent dwelling: Any mobile home meeting the certification requirements of RCW 43.22.340 may be used as a dwelling unit provided it is placed on a foundation, connected to all utilities required by the applicable City Construction Codes and meets applicable setback requirements.

D. Storage: Recreational vehicles, campers, house trailers and large boats may be stored in side and rear yards if they are sight-screened from abutting properties with Type I landscaping (see 20.20.520). For the purposes of this paragraph, large boats are defined as being at least sixteen (16) feet in length and having a gunwale which is at least five (5) feet from the ground when the boat is sitting on a normal sized boat trailer.

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E. As to recreational vehicles only, the requirements of 20.20.890.D shall not apply to a residence if one or more occupants thereof has a current windshield placard or special license plate issued to them by the State of Washington as a qualified disabled person in accordance with RCW 46.16.381. Persons claiming this exemption shall apply to the Director for approval thereof. The Director shall establish procedures and standards for acting on exemption requests hereunder. Only one recreational vehicle per residence may be exempted under this provision.

Section 3. This ordinance shall take effect and be in force five (5) days after passage and legal publication.

PASSED by the City Council this 26th day of July, 1993,
and signed in authentication of its passage this 26th day of
July, 1993.

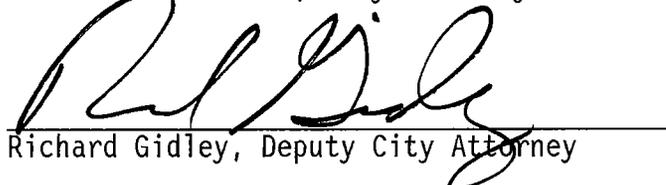
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Cary Bozeman, Mayor

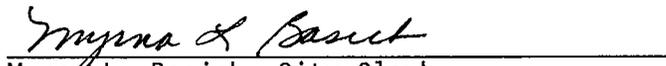
Approved as to form:

Richard L. Andrews, City Attorney



Richard Gidley, Deputy City Attorney

Attest:



Myrna L. Basich, City Clerk

Published July 30, 1993