

ORDINANCE NUMBER 85 - 06

**INTERIM ORDINANCE TO MODIFY RECREATIONAL VEHICLE USE STANDARDS
AND ADD PROPERTY SALES OFFICE STANDARDS
IN THE MASON COUNTY DEVELOPMENT REGULATIONS**

WHEREAS, the Mason County Development Regulations (Ordinance No. 82-96, as amended) allows recreational vehicle parks with certain use standards in four zones in the Rural Area of Mason County;

WHEREAS, two of those use standards address the duration of recreational vehicle in an established recreational vehicle park and the rental of a recreational vehicle located in a park site;

WHEREAS, the Mason County Development Regulations do not include standards on temporary property sales offices in existing land subdivisions;

WHEREAS, the County adopts these development standards pursuant to chapters 36.70 and 36.70A RCW, the County's police power, Article 11, section 11 of the Washington Constitution, and any other applicable authority;

WHEREAS, Mason County is reviewing its recreational vehicle park regulations and the administration of existing and new recreational vehicle parks and campgrounds within the county, as well as establishing standards for temporary property sales offices;

WHEREAS, Mason County expects to have public review meetings and take action on proposed recreational vehicle park standards prior to January 31, 2007;

NOW, THEREFORE, THE BOARD OF COMMISSIONERS OF MASON COUNTY DO
HEREBY ORDAIN as follows:

SECTION 1.

This ordinance shall be effective immediately and shall be effective until February 20, 2007.

SECTION 2.

Amend Mason County Development Regulations (Ordinance No. 82-96, as amended) as follows:

MASON COUNTY DEVELOPMENT REGULATIONS

1.04.340 Rural Commercial 3 (RC 3)

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1.04.347 Special Provisions.

RV parks shall comply with the following additional standards:

- A. No recreational vehicle shall remain in the RV park ~~for rental purposes or~~ for a time period of more than 120 consecutive days and 180 days in a 360 day period (this standard applies to new occupants at existing mobile home and recreational vehicle parks, and to new mobile home and recreational vehicle parks). The RV park management shall maintain ~~rental~~ occupancy records identifying each RV and registered occupants and shall present them to the county on written request. Failure to maintain or to present these records on request shall be sufficient grounds to rescind the RV park permit.
- B. The recreational vehicle shall be built on a chassis and self-propelled or ~~permanently towable~~ capable of being towed, and ~~shall not be set up in a RV park as a permanent structure for limited use~~ may be anchored for safety reasons but must be removed at the end of the 120-day period.

1.04.350 Rural Commercial 4 (RC 4)

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1.04.357 Special Provisions.

RV parks shall comply with the following additional standards:

- A. No recreational vehicle shall remain in the RV park ~~for rental purposes or~~ for a time period of more than 120 consecutive days and 180 days in a 360 day period (this standard applies to new occupants at existing mobile home and recreational vehicle parks, and to new mobile home and recreational vehicle parks). The RV park management shall maintain ~~rental~~ occupancy records identifying each RV and registered occupants and shall present them to the county on written request. Failure to maintain or to present these records on request shall be sufficient grounds to rescind the RV park permit.
- B. The recreational vehicle shall be built on a chassis and self-propelled or ~~permanently towable~~ capable of being towed, and ~~shall not be set up in a RV park as a permanent structure for limited use~~ may be anchored for safety reasons but must be removed at the end of the 120-day period.

1.04.600 Rural Tourist (RT)

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1.04.607 Special Provisions.

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B. RV parks shall comply with the following additional standards:

- 1. No recreational vehicle shall remain in the RV park ~~for rental purposes or~~ for a time period of more than 120 consecutive days and 180 days in a 360 day period (this standard applies to new occupants at existing mobile home and recreational vehicle parks, and to new mobile home and recreational vehicle parks). The RV park management shall maintain ~~rental~~ occupancy records identifying each RV and registered occupant and shall present them to the county on written request. Failure to maintain or to present these records on request shall be sufficient grounds to

rescind the RV park permit.

2. The recreational vehicle shall be built on a chassis and self-propelled or permanently towable capable of being towed, and ~~shall not be set up in a RV park as a permanent structure for limited use~~ may be anchored for safety reasons but must be removed at the end of the 120-day period.

1.04.610 Rural Tourist Campground (RTC)

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1.04.617 Special Provisions.

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- B. RV parks shall comply with the following additional standards:
 1. No recreational vehicle shall remain in the RV park for ~~rental purposes or for a time period of more than 120 consecutive days and 180 days in a 360 day period~~ (this standard applies to new occupants at existing mobile home and recreational vehicle parks, and to new mobile home and recreational vehicle parks). The RV park management shall maintain rental occupancy records identifying each RV and registered occupant and shall present them to the county on written request. Failure to maintain or to present these records on request shall be sufficient grounds to rescind the RV park permit.
 2. The recreational vehicle shall be built on a chassis and self-propelled or permanently towable capable of being towed, and ~~shall not be set up in a RV park as a permanent structure for limited use~~ may be anchored for safety reasons but must be removed at the end of the 120-day period.

1.05.020 Temporary Uses

1.05.022 Temporary Construction Buildings

Temporary structures for the housing of tools and equipment, or buildings containing supervisory offices in connection with construction projects, may be established and maintained during the progress of construction on such progress. Such buildings and/or structures shall be abated and removed from the premises within thirty (30) days after completion of the project, or thirty (30) days of cessation of work.

1.05.023 Temporary Construction Signs

Signs identifying persons engaged in or responsible for construction on a site shall be permitted while construction is in progress upon the issuance of a building or use permit. Such sign shall not exceed 64 square feet (per face) in size, and shall be removed within six (6) months of its placement on the site.

1.05.023 Temporary Sales Office


One sales office for the purpose of selling lots or model homes within a subdivision may be constructed on a subdivision lot and may operate on a subdivision lot until all lots have been developed and sold.


SECTION 3.


Pursuant to RCW 36.70A.390, the Board will hold a public hearing on this interim ordinance on October 10, 2006, at 9:30 A.M.

DATED this 22nd day of August, 2006.

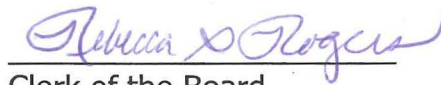
Board of County Commissioners
Mason County, Washington


Tim Sheldon


Jayni L. Kamin


Lynda Ring Erickson, Chair

ATTEST:


Clerk of the Board

APPROVED AS TO FORM


Prosecuting Attorney