



Port of Olympia – Waterfront Destination Development Plan

Olympia Municipal Code (OMC) Amendments Explanations

Amendment #1:

18.06.040 TABLES: PERMITTED AND CONDITIONAL USES – TABLE 6.01

8. SERVICE, LODGING

Add Recreational Vehicle Parks as 'PERMITTED' under Urban Waterfront (UW). Include section for references for APPLICABLE REGULATIONS (see amendment #2 for defined applicable regulations)

COMMERCIAL DISTRICT	NR	PO/RM	GC	MS	UW	UW-H	DB	AS	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICABLE REGULATIONS
Veterinary Offices/Clinics		P	P	P			P			P	P	P	P	
District-Wide Regulations	18.06.060(R)				18.06.060(F)(2)	18.06.060(H)(H)	18.06.060(F)(2)							
8. SERVICES, LODGING														
Bed & Breakfast Houses (1 guest room)	P	P 18.06.060(E)	P 18.06.060(E)	P 18.06.060(E)	P	P	P			P	P	P	P	18.04.060(L)(3)(c)
Bed & Breakfast Houses (2 to 5 guest rooms)	C	P 18.06.060(E)	P 18.06.060(E)	P 18.06.060(E)	P	P	P		C	P	P	P	P	18.04.060(L)(3)(c)
Hotels/Motels			P	C	P		P		P					P
Lodging Houses		P	P	P	P		P		P	P	P	P	P	
Recreational Vehicle Parks			P		P								P	add reference
District-Wide Regulations	18.06.060(R)				18.06.060(F)(2)	18.06.060(H)(H)	18.06.060(F)(2)							

Detailed Description: By permitting Recreational Vehicle Parks within the Urban Waterfront Zone the City of Olympia is addressing a missing component of development to attract visitors. Within the narrow bank of property between the shoreline and the adjacent streets there is very limited development opportunities. Recreation Vehicle (RV) parks fit within this and other limitations outlined by the Municipal code and the Shoreline Master Program (SMP). This low impact development can fill that void and become an attraction destination for locals as well as out of town visitors. The addition of an RV park would also compliment the nearby marina and boat launch activities.



Amendment #2:

18.06.060 COMMERCIAL DISTRICTS' USE STANDARDS

~~CC. Marinas. Urban Waterfront (UW) District Requirements: As an accessory use, marinas may provide sites for recreational vehicles for users of the marina, at a rate of up to 1.5 sites per 100 mooring slips. These sites shall be provided with hook ups for water, sewer, and electricity. Users of these sites shall be limited to two (2) weeks occupancy per year.~~

Replace the above section of code with the following or eliminate CC and add section JJ.

Recreational Vehicle Park. Urban Waterfront (UW) Requirements:

1. Recreational vehicle (RV) parks are permitted on properties within the UW District which meet the following criteria:
 - a. Minimum parcel size: 1 acre
 - b. Located within 1,000 feet to and/or on common property with a public marina.
2. Use-specific standards:
 - a. Maximum size: The number of RV permitted shall not exceed a capacity of 12 vehicles per gross acre.
 - b. Site size: Each individual RV site shall be no less than 1,000 square feet in size. No more than one RV may occupy an RV space.
 - c. Internal roads: All internal park roads shall be privately owned and maintained. Roads shall be constructed to City of Olympia Engineering Design and Development Standards for private roads and emergency vehicle access.
 - d. Access: RV parks shall be located with direct access to a street of at least Arterial width with sufficient frontage to permit appropriate design of entrances and exits.
 - e. Open space/recreational facilities: A minimum of 20% of the site shall be set aside and maintained as open space for the recreational use of park occupants. Such space and location shall be accessible and usable by all users for passive or active recreation. Parking spaces, driveways, access streets, and storage areas are not considered to be



usable open space. This requirement may be proportionately reduced by the size of other recreational facilities or amenities (i.e. recreational buildings, tennis courts) provided on site.

- (i) Public open space is within 1/2 mile (2,640 feet) of development site may contribute toward the 20% requirement where clear access is provided directly from the site.
- f. Vehicle setbacks: No RV site shall be closer than 5 feet from any exterior property line abutting an arterial or shoreline. A minimum separation of 8 feet shall be maintained between all RV sites. Permanent structures within the park shall meet setbacks applicable to the UW District.
- g. Screening and Landscaping: A minimum of 5 foot perimeter of Type II landscaping as defined in OMC Ch. 18.36 shall be provided between the RV park and adjacent streets and land uses.
- h. Utilities: Electricity and water service shall be provided to each recreational vehicle site. All utility lines in the park shall be underground and shall be approved by the agency or jurisdiction permitting the service.
- i. Stormwater: Stormwater facilities shall be provided to serve the site as required by the City of Olympia Municipal Code and Engineering Design and Development Standards.
- j. Public Facilities: RV parks shall provide the following public facilities:
 - (i) A water station for filling recreational vehicle water storage tanks;
 - (ii) Restroom facilities containing showers and toilets connected to a public sanitary sewer, the minimum number of which shall be one toilet and one shower for each 20 recreational vehicle sites;
 - (iii) A sanitary waste station for emptying sewage holding tanks of recreational vehicles; provided direct sanitary line is not available, unless on off-site sanitary waste station is located within 1/2 mile radius (2,640 feet).
 - (iv) Refuse containers for solid waste in adequate quantity. Park garbage shall be picked up daily by park personnel, who shall also maintain the park free of any uncontrolled garbage.



- k. Occupancy: No tent camping shall be permitted. Use of individual RV sites shall be limited to no more than twenty-eight consecutive days.
3. Regulation and Standards: The RV park must establish an operational plan and adopt park rules governing park operations which include, at a minimum, mandatory quiet periods between ten p.m. and seven a.m. daily.

Detailed Description: These updates to the code are regarding allowance of Recreational Vehicle (RV) Parks in Urban Waterfront (UW) zones and regulations define how the site is to be used.