



**CITY OF DAYTON PLANNING DEPARTMENT**  
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## **RECREATIONAL VEHICLE USAGE & STORAGE ON RESIDENTIAL PROPERTY & PUBLIC RIGHT-OF-WAY**

### **What is a Recreational Vehicle or Travel Trailer (RV)?**

The Dayton Municipal Code (DMC) defines a "Recreational vehicle or travel trailer" as:

"A vehicle designed primarily for recreational camping, travel or seasonal use which has its own motive power or is towed by another vehicle, including, but not limited to: travel trailer, park trailer, folding camper trailer, motor home, multi-use vehicles, or truck camper" [DMC 11-01.050](#).

### **Does the City allow living in an RV on a residential property?**

Yes, but only in limited circumstances, as follows:

Temporary stay. An RV may remain and be used on a lot for up to 60 days of the twelve month calendar year, [DMC 11-03.050 B](#).

When building a residence. After a building permit has been obtained, an RV that serves as the residence for an owner/builder may be placed on the lot during construction work up to a maximum of one year, [DMC 11-03.050 B. 2](#).

Limitations to location. An RV must not extend into and/or obstruct: street visibility, sidewalks, streets, side and rear yard setbacks, (UR zone 5' setback and AR zone 10' setback is typical) [DMC 11-03.030](#). Contact Dayton Planning for specific property information.

Improved area for parking. A parking area or driveway where the RV is located must be improved with a graveled, asphalt or paved surface that meets the city construction standards, [DMC 11-08.040](#). Maximum allowed impervious area (gravel, paving, roofs, patios, etc.) on a property is 65 %.

Any parking areas that totals more than 2,500 square feet must comply with surface, drainage, lighting, landscaping and other applicable city standards, [DMC 11-08.080](#).

### **Does the City allow storage of an RV on a residential zoned lot?**

Yes, an unoccupied RV is allowed to be parked/stored on a residential lot, subject to the following:

Ownership. The owner of the primary residence on the lot must also be the owner of the RV, [DMC 11-03.050 B. 3](#).

Limitations to location. An RV must not extend into and/or obstruct: street visibility, sidewalks, streets, side and rear yard setbacks, (UR zone 5' setback and AR zone 10' setback is typical). [DMC 11-03.030](#). Contact Dayton Planning for specific property information.

Improved area for parking. A parking area or driveway where the RV is located must be improved with a graveled, asphalt or paved surface that meets the city construction standards, [DMC 11-08.040](#). Maximum allowed impervious area (gravel, paving, roofs, patios, etc.) on a property is 65%.

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Floodplain areas. Storage of an RV is allowed in floodplain areas, provided that it is for a duration of 180 consecutive days or less, the RV is fully licensed & highway use ready, and has quick disconnect utilities and security devices. As an alternative to the above, an RV is required be elevated on a permanent foundation with its floor elevated one foot or more above the base flood elevation, and securely anchored to the foundation system. No additions are permitted to an RV. See [DMC 17-02.033](#) for full code requirements.

### **When is an RV allowed to be parked on a city street or right-of-way?**

An RV is only allowed to be parked in the right-of-way when in compliance with [DMC 6-4.12](#) and subject to the following:

Temporary use. Living in an RV for 14 days or less on public right-of-way is allowed, [DMC 6-4.12 A. 2.c.](#) This does not allow electrical cords or other lines to be placed over the sidewalk.

Storage/parking. Storing an RV is allowed for up to four consecutive weeks on public right of way. The movement of an RV for the primary purpose of avoiding the provisions of [DMC 6-4.12 A.2.](#) is not a defense to a charge of violating this code, [DMC 6-4.12 A. 2.b.](#)

Limited repair. Emergency repairs to an inoperative RV is allowed within a single 72-hour period, [DMC 6-4.12 A. 2.a.](#)

Unauthorized RVs. The storage or retention of an unauthorized RV is a public nuisance and is subject to removal and impoundment. Law enforcement inspects and investigates violations relative to unauthorized RVs and takes the appropriate enforcement action as required. See [DMC 6-4.12](#) for a complete set of code provisions.

Safety Hazards. RVs must not be parked in such a way to constitute a safety hazard to the traveling public, [DMC 7-10.02.](#)

Disorderly conduct. Any person who intentionally obstructs vehicular or pedestrian traffic by placing a parked RV to obstruct the flow of traffic is guilty of disorderly conduct, [DMC 9-13.08 D. 1.](#) Disorderly conduct is a misdemeanor.

### **Where are recreational vehicle parks allowed in the City?**

RV Parks (for two or more RVs) are allowed in the Fringe Commercial Zone (FC), subject to [DMC 11-04.090](#) standards. RV parks are not permitted in residential zones.

### **Questions?**

Dayton Municipal Codes are available at: <http://www.daytonwa.com/inside-city-hall/city-clerk/codes>

For Information or an appointment, please call 509-540-6747 or email [kscharer@daytonwa.com](mailto:kscharer@daytonwa.com)